WPP-47/2009-2011

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ಸಂಪುಟ ೧೪೬	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ನವೆಂಬರ್ ೧೦, ೨೦೧೧ (ಕಾರ್ತೀಕ ೧೯, ಶಕ ವರ್ಷ ೧೯೩೩)	ಸಂಚಿಕೆ ೪೪

ಭಾಗ – ೪ಎ

ರಾಜ್ಯದ ವಿಧೇಯಕಗಳ ಮತ್ತು ಅವುಗಳ ಮೇಲೆ ಪರಿಶೀಲನಾ ಸಮಿತಿಯ ವರದಿಗಳು, ರಾಜ್ಯದ ಅಧಿನಿಯಮಗಳು ಮತ್ತು ಅಧ್ಯಾದೇಶಗಳು, ಕೇಂದ್ರದ ಮತ್ತು ರಾಜ್ಯದ ಶಾಸನಗಳ ಮೇರೆಗೆ ರಾಜ್ಯ ಸರ್ಕಾರವು ಹೊರಡಿಸಿದ ಸಾಮಾನ್ಯ ಶಾಸನಬದ್ಧ ನಿಯಮಗಳು ಮತ್ತು ರಾಜ್ಯಾಂಗದ ಮೇರೆಗೆ ರಾಜ್ಯಪಾಲರು ಮಾಡಿದ ನಿಯಮಗಳು, ಹಾಗೂ ಕರ್ನಾಟಕ ಉಚ್ಚ ನ್ಯಾಯಾಲಯವು ಮಾಡಿದ ನಿಯಮಗಳು.

ಸಹಕಾರ ಸಚಿವಾಲಯ

ಅಧಿಸೂಚನೆ

ಸಂಖ್ಯೆ: ಸಿಒ 163 ಸಿಎನ್‌ಎಸ್ 2008, ಬೆಂಗಳೂರು, ದಿನಾಂಕ:14.07.2011

ಈ ಹಿಂದೆ ಸರ್ಕಾರದಿಂದ ಮಾಡಿರುವ ಎಲ್ಲಾ ನಾಮನಿರ್ದೇಶನಗಳನ್ನು ರದ್ದುಪಡಿಸಿ, ಕರ್ನಾಟಕ ಸಹಕಾರ ಸಂಘಗಳ ಅಧಿನಿಯಮ 1959 (1959ರ ಕರ್ನಾಟಕ ಅಧಿನಿಯಮ ಸಂಖ್ಯೆ 11) ರ ಪ್ರಕರಣ 29ರ ಉಪ ಪ್ರಕರಣ (1)ರ ಮೇರೆಗೆ ದತ್ತವಾದ ಅಧಿಕಾರಗಳನ್ನು ಚಲಾಯಿಸಿ, ಕರ್ನಾಟಕ ಸರ್ಕಾರವು ಈ ಕೆಳಕಂಡ ವ್ಯಕ್ತಿಗಳನ್ನು ನೆಲಮಂಗಲ ತಾಲ್ಲೂಕಿನ ವ್ಯವಸಾಯೋತ್ಪನ್ನ ಮಾರಾಟ ಸಹಕಾರ ಸಂಘ ನಿ., ನೆಲಮಂಗಲ ಮತ್ತು ನೆಲಮಂಗಲ ತಾಲ್ಲೂಕಿನ ಪ್ರಾಥಮಿಕ ಸಹಕಾರ ಕೃಷಿ ಮತ್ತು ಗ್ರಾಮೀಣಾಭಿವೃದ್ಧಿ ಬ್ಯಾಂಕ್ ನಿ., ನೆಲಮಂಗಲ, ಬೆಂಗಳೂರು ಗ್ರಾಮಾಂತರ ಜಿಲ್ಲೆ ಇವುಗಳ ಆಡಳಿತ ಮಂಡಳಿಗೆ ಸದಸ್ಯರುಗಳನ್ನಾಗಿ ಈ ಕೂಡಲೇ ಜಾರಿಗೆ ಬರುವಂತೆ ಮತ್ತು ಮುಂದಿನ ಆದೇಶದವರೆವಿಗೂ ನಾಮನಿರ್ದೇಶನ ಮಾಡುತ್ತದೆ.

ತಾಲ್ಲೂಕು ವ್ಯವಸಾಯೋತ್ಪನ್ನ ಮಾರಾಟ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ, ನೆಲಮಂಗಲ ತಾಲ್ಲೂಕು

1) ಶ್ರೀ ಗಂಗರಾಜು ಬಿನ್ ನರಸಪ್ಪ, ಶಿವಗಂಗೆ ಗ್ರಾಮ & ಅಂಚೆ, ಸೋಂಪುರ ಹೋಬಳಿ, ನೆಲಮಂಗಲ ತಾಲ್ಲೂಕು.
2) ಶ್ರೀ ಜಯಣ್ಣ ತೋಟನಹಳ್ಳಿ ತ್ಯಾಮಗೊಂಡ್ಲು ಹೋಬಳಿ, ನೆಲಮಂಗಲ ತಾಲ್ಲೂಕು
3) ಶ್ರೀಮತಿ ಸುನಂದಮ್ಮ ಕೋಂ ಮುನೇಗೌಡ, ತಿಮ್ಮೇಗೌಡನಪಾಳ್ಯ, ಸೂಲದೇವನಹಳ್ಳಿ ಅಂಚೆ, ಕಸಬಾ ಹೋಬಳಿ, ನೆಲಮಂಗಲ ತಾಲ್ಲೂಕು.

ತಾಲ್ಲೂಕು ಪ್ರಾಥಮಿಕ ಸಹಕಾರ ಕೃಷಿ ಮತ್ತು ಗ್ರಾಮೀಣಾಭಿವೃದ್ಧಿ ಬ್ಯಾಂಕ್ ನಿ., ನೆಲಮಂಗಲ ತಾಲ್ಲೂಕು

1) ಶ್ರೀ ನಾಗೇಶ್ ಬಿನ್ ಹುಚ್ಚಣ್ಣ, ಬ್ಯಾಡರಹಳ್ಳಿ, ಟಿ. ಬೇಗೂರು ಅಂಚೆ, ನೆಲಮಂಗಲ ತಾಲ್ಲೂಕು.

ಕರ್ನಾಟಕ ರಾಜ್ಯಪಾಲರ ಆದೇಶಾನುಸಾರ ಮತ್ತು ಅವರ ಹೆಸರಿನಲ್ಲಿ,

ಆರ್.ಎಸ್. ನೂಲಿ

ವಿಶೇಷ ಕರ್ತವ್ಯಾಧಿಕಾರಿ ಹಾಗೂ ಪದನಿಮಿತ್ತ
ಸರ್ಕಾರದ ಜಂಟಿ ಕಾರ್ಯದರ್ಶಿ, ಸಹಕಾರ ಇಲಾಖೆ.

ಪಿ.ಆರ್. 784

ಕಂದಾಯ ಸಚಿವಾಲಯ

ಅಧಿಸೂಚನೆ

ಸಂಖ್ಯೆ: ಆರ್‌ಡಿ 45 ಎಲ್‌ಜಿಎ 2011, ಬೆಂಗಳೂರು, ದಿನಾಂಕ:25.05.2011

ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964, ಸಬ್ ಸೆಕ್ಷನ್ (1) 94–ಎ ರನ್ವಯ ಪ್ರದತ್ತವಾದ ಅಧಿಕಾರವನ್ನು ಚಲಾಯಿಸಿ, ಕರ್ನಾಟಕ ಸರ್ಕಾರವು ದಕ್ಷಿಣ ಕನ್ನಡ ಜಿಲ್ಲೆ ಮೂಡಬಿದ್ರೆ ತಾಲ್ಲೂಕು ಬಗರ್ ಹುಕುಂ ಸಾಗುವಳಿ ಸಕ್ರಮೀಕರಣ ಸಮಿತಿಯನ್ನು ಅಧಿಕಾರಿ ಹಾಗೂ ಅಧಿಕಾರೇತರ ಸದಸ್ಯರನ್ನೊಳಗೊಂಡಂತೆ, ಈ ಕೂಡಲೇ ಜಾರಿಗೆ ಬರುವಂತೆ ಹಾಗೂ ಮುಂದಿನ ಆದೇಶದವರೆಗೆ ಈ ಕೆಳಕಂಡಂತೆ ಹೊಸದಾಗಿ ರಚಿಸಲಾಗಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ತಾಲ್ಲೂಕು	ಸದಸ್ಯರು	
1.	ಮೂಡಬಿದ್ರೆ ತಾಲ್ಲೂಕು	ಶ್ರೀ ಕೆ. ಅಭಯಚಂದ್ರ ಶಾಸಕರು, ಮೂಡಬಿದ್ರೆ, ವಿಧಾನಸಭಾ ಕ್ಷೇತ್ರ	ಅಧ್ಯಕ್ಷರು
2.		ಶ್ರೀ ಬಾಸ್ಕರ ಆಚಾರ್ಯ ಬಿನ್ ಗೋಪಾಲ್ ಆಚಾರ್ಯ, ಅಂತಬೆಟ್ಟು ಮನೆ, ಬೆಳುವಾಯಿ ಅಂಚೆ ಮತ್ತು ಗ್ರಾಮ, ಮಂಗಳೂರು ತಾಲ್ಲೂಕು, ದಕ್ಷಿಣ ಕನ್ನಡ ಜಿಲ್ಲೆ.	ಸದಸ್ಯರು (ಸಾಮಾನ್ಯ)
3.		ಶ್ರೀ ರಾಘವ, ಜಿ. ಮಾತ್ರ ಪ್ರಸಾದ್, ಸ್ವಾಮಿಲಪದವು ಬಜ್ಪೆ, ಮಂಗಳೂರು ತಾಲ್ಲೂಕು, ದಕ್ಷಿಣ ಕನ್ನಡ ಜಿಲ್ಲೆ	ಸದಸ್ಯರು (ಎಸ್.ಟಿ.)
4.		ಶ್ರೀಮತಿ ರೂಪಾ ಎಸ್. ಶೆಟ್ಟಿ ಕೋಂ ಸುರೇಶ್ ಶೆಟ್ಟಿ ಎಡಮೇರು ಮನೆ, ಮೂಡುಕೊಜಾಜೆ ಗ್ರಾಮ, ಪಡುಕೊಣಾಜೆ ಅಂಚೆ, ಮಂಗಳೂರು ತಾಲ್ಲೂಕು ದಕ್ಷಿಣ ಕನ್ನಡ ಜಿಲ್ಲೆ.	ಸದಸ್ಯರು (ಮಹಿಳೆ)
5.		ಸ್ಪೆಷಲ್ ತಹಶೀಲ್ದಾರರು, ಮೂಡಬಿದ್ರೆ, ದಕ್ಷಿಣ ಕನ್ನಡ ಜಿಲ್ಲೆ	ಕಾರ್ಯದರ್ಶಿ

ಕರ್ನಾಟಕ ರಾಜ್ಯಪಾಲರ ಆದೇಶಾನುಸಾರ ಮತ್ತು ಅವರ ಹೆಸರಿನಲ್ಲಿ,

ಎಲ್. ಕೃಷ್ಣಪ್ಪ

ಪಿ.ಆರ್. 786

ಪೀಠಾಧಿಕಾರಿ,

ಕಂದಾಯ ಇಲಾಖೆ (ಭೂ.ಮಂ.–2)

URBAN DEVELOPMENT SECRETARIAT

NOTIFICATION

No.UDD 429 MyAaPra 2011, Bangalore, Dated:26.10.2011

The Government of Karnataka, in exercise of powers conferred under Section 13-E of Karnataka Town and Country Planning Act, 1961, notified the final Zonal regulations of Mangalore Local Planning Area in the Gazette dated 11th may 2011 vide Notification No. UDD 305 MyAaPra 2010 dated 5th May 2011. In View of the Notification issued by the Home Department vide Notification No.HD 33 SFB 2011 Dated 7.7.2011. as per the Order of the Hon'ble High Court of Karnataka related to high-rise building.

The above clause has to be revised in the Final Zonal Regulation of Mangalore local planning area. Further the Mangalore Urban Development Authority proposed certain modifications to the said Zonal regulations issued in the above Gazette notification. Now, therefore, in exercise of the power conferred under section 13-E of the Karnataka Town and Country planning Act 1961, the Government hereby modifies the Final Zonal Regulations of Mangalore Local Planning Area, Annexure-I, annexed to this notification in super cession of the notification already notified in Gazette Notification No. UDD 305 MyAaPra 2010 dated 5th May 2011.

By order and in the name of the Governor of Karnataka

Basavaraj Baradeli

Under Secretary to Government (IC)

Urban development Department.

Annexure-I

FINAL ZONAL REGULATIONS OF MANGALORE

(vide Notification No.UDD 429 MyAaPra 2011 Dated 26.10.2011)

1. INTRODUCTION

1.1 In order to promote public health, safety and the general social welfare of the community, it is necessary to apply reasonable limitation on the development of land and buildings. This is to ensure that most appropriate, economical and healthy development of the city takes place in accordance with the land use plan, and its continued maintenance over the years. For this purpose, the city is divided in to a number of use zones, such as residential, commercial, industrial, public and semi public etc. Each zone has its own regulations, as the same set of regulations cannot be applied to the entire city.

1.2 Zoning protects residential areas from the harmful invasions of commercial and industrial uses and at the same time promotes the orderly development of industrial and commercial areas, by suitable regulations on spacing of buildings to provide adequate light, air, protection from fire, etc. It prevents overcrowding in buildings and land and thus ensures adequate facilities and services.

1.3 Zoning is not retrospective. It does not prohibit the uses of land and buildings that are lawfully established prior to the coming into effect of these zonal regulations. If these uses are contrary to the newly proposed uses, they are termed as non-conforming uses, and are gradually eliminated over years without inflicting unreasonable hardship upon the property owner.

1.4 The Zonal Regulations and their enforcement ensure proper land use and development control and form an integral part of the Master plan for Mangalore. It also ensures solutions to problems of developments under local conditions.

1.5 The present Zonal Regulations for Mangalore local planning area are prepared under the provisions of Section 12(1)(a) of the Karnataka Town and Country Planning Amended Act, 2004 and are detailed below.

1.6 Establishment of zones and zonal maps:

1.6.1. The Local Planning area is divided into use zones such as residential, commercial, industrial etc., as shown in the final Master Plan (Revision – II) maps.

1.6.2 Zonal boundaries and interpretations of zonal regulations:

1.6.2.a. Where there is uncertainty as regards the boundary of the zones in the approved Master Plan (revision II)-2021, it shall be referred to the Authority and the decision of the Authority in this regard shall be final.

1.6.2.b. For any doubt that may arise in interpretation of the provisions of the Zonal Regulations, the Director of Town & Country Planning shall be consulted by the authority.

1.7 These regulations set out the various uses of land:

(a) That are permissible

(b) That are permissible under special circumstances by the Authority in different zones.

1.8 These regulations set out minimum size of plot, maximum plot coverage, minimum front, rear and side setbacks, minimum road widths and maximum number of floors and heights of structures etc.

2. DEFINITIONS: -

2.1 In these Zonal Regulations, unless the context otherwise requires, the expressions given below shall have the meaning indicated against each of them.

2.2 '**Act**' means the Karnataka Town and Country Planning Act, (K.T.C.P. Act) 1961.

2.3 'Alteration' means a structural change such as an addition to the area or height, or the removal of part of building, or any change to the structure such as reconstruction or, cutting into or removal of any wall, partition, column, beam, joint, floor or their support, or a change to or closing of any required means of ingress or egress.

2.4 'Amalgamation' means clubbing of two or more properties as a single property.

2.5 'Amenities' includes roads, street, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences.

2.6 'Apartment' means suite of rooms, which are occupied or which is intended or designed to be occupied by one family for living purpose in an Apartment building. This word is synonymous with residential flat.

2.7 'Apartment building / multi dwelling units /group housing**'** means one or more buildings, each containing more than four dwelling units

2.8 'Applicant' means any person who gives notice to the Authority with an intention develop property

2.9 'Auditorium' means premises having an enclosed space to seat audience and stage for various performances such as concerts, plays, music, etc.

2.10 '**Authority**' means Urban Development Authority constituted for Mangalore under the Karnataka Urban Development Authorities Act 1987 (MUDA) for the local planning area.

2.11 '**Balcony**' means a horizontal projection with a handrail or balustrade, to serve as passage or sit out place.

2.12 '**Basement storey or cellar**' means any storey, which is partly / wholly below the ground level contiguous to the building. The basement height should not project more than 1.2m above the average ground level.

2.13 'Bifurcation' means bifurcation of a plot into two.

2.14 '**Building line**' means the line up to which the plinth of building may lawfully extend within the plot on a street or an extension of a street and includes the line prescribed, if any in the Master Plan or Town Planning scheme. No portion of the building may extend beyond this line except as prescribed in these rules.

2.15 'Carriageway' means the clear motorable width within the road right of way without any obstructions such as drains, trees, electric poles, etc. The carriageway surface may be or may not be paved.

2.16 'Chejja' means a continuous sloping or horizontal cantilever projection provided over an opening or external wall to provide protection from sun and rain.

2.17 'Chimney' means a structure usually vertical containing a passage or flue by which the smoke, gas, etc. of a fire or furnace are carried off by means of which a draught is created.

2.18 'Civic amenity' means a market, a post office, a bank, a bus stand or a bus depot, a fair price shop, a milk booth, a school, a dispensary, a maternity home, a child care centre, a library, club house for occupants not for commercial use, a gymnasium, a recreation centre run by the government or local authority, a centre for educational, religious, social or cultural activities or philanthropic service run by a co-operative society or society registered under the Karnataka Societies Registration Act, 1960 (Karnataka Act 17 of 1960) or by a trust created wholly for charitable, educational or religious purposes, a police station, fire station, an area office or a service station of the local authority or the Karnataka Urban Water Supply and Drainage Board or the Karnataka Electricity Board, Auto rickshaw, bus and taxi parking stands and such other amenity as the government may by notification specify.

2.19. Clinic: A premises used for treatment of out–patients by a doctor.

2.20. Clinical laboratory: A premises used for carrying out tests for diagnosis of ailments.

2.21 'Commercial building' means a building or part of a building, which is used as shops, and/ or market for display and sale of merchandise either wholesale or retail, building used for transaction of business or the keeping of accounts, records for similar purpose; professional service facilities, corporate offices, software services, offices of commercial undertakings and companies petrol bunk, restaurants, lodges, nursing homes, cinema theatres, multiplex, kalyana mantapa, community hall (run on commercial basis) banks, clubs run on commercial basis. Storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group, except where exempted.

2.22 'Common wall' means a wall built on land belonging to two adjoining owners, the wall being the joint property of both owners.

2.22.1 If two adjoining owners build a dividing wall on their property, they are not common walls and no part of the footings of either wall shall project on to the land of the adjoining owner, except by legal agreement between the owners.

2.22.2 Any such 'common' or 'dividing' wall shall be considered for the purpose of these regulations, as being equivalent to an external wall as far as the thickness and height are concerned.

2.23 'Community Hall' means congregational place to be developed by government or local bodies, trust, society, etc., having a maximum of 300m^2 carpet area of hall without separate kitchen and dining. No upper floor shall be permitted.

2.24 'Convention centre' means premises having enclosed space for meetings, conferences, exhibitions and seminars.

2.25 '**Corner Plot**' means a plot facing two or more intersecting streets / roads.

2.26 'Corridor' means a common passage or circulation space connecting separate rooms or different parts of the same building including a common entrance hall.

2.27 'Courtyard' means a space permanently open to the sky either in the interior or exterior of a building within the site.

2.28 '**Covered Area**' means area covered by building / buildings immediately above the plinth level, but does not include the space covered by garden, rocky area, well and well structures, plant, nursery, water pool, swimming pool (if uncovered) platform around a tree, tank, fountain, bench with open top and unenclosed sides by walls cut outs and ducts which are open to sky and the like drainage, culvert, conduit, catch-pit, gully-pit, chamber gutter and the like, within the site, compound or boundary wall, gate, unstoreyed porch and portico, chejja, slide, swing, uncovered staircase, watchman booth, pump house. The area covered by watchman booth / pump house shall not exceed each 3.0 Sq m, sump tank, electric transformer and generator with enclosure, fire control room (maximum 4 m x 4 m) & security room (2 m x 2m) if provided outside the plinth of the building for plots of more than 4000 Sq m.

2.29 'Cultural buildings' means a building built by a trust, society, government or local body for cultural activities.

2.30 'Density' means concentration of population expressed in terms of number of persons per hectare in a particular area.

2.31 'Detached building' means a building, the walls and roof of which are independent of any other building with open spaces on all sides, except the portion covered by the garage.

2.32 'Development' with its grammatical variations means the carrying out of building, engineering, mining or other operations in, or over or under land or the making of any material change in any building or land or in the use of any building or land and includes sub-division of any land.

2.33 '**Development Plan'** means a plan containing proposal for construction of one or more buildings on a plot measuring more than 4,000 Sq m with ceiling of coverage and FAR prescribed with provision for park /civic amenities / parking.

2.34 'Duplex' means a residential apartment in two levels connected with an internal staircase.

2.35 'Dwelling unit / Tenement' means an independent housing unit with separate facility for living, cooking and sanitary requirements for one family.

2.36 'Flatted Factory' means a premises having group of non-hazardous small industrial units as given in Schedule I and II having not more than 50 workers and these units may be located in multistoried industrial buildings.

2.37 '**Floor**' means the lower surface in a storey on which one normally walks in a building. The general term 'floor' does not refer basement or cellar floor and mezzanine.

2.38 '**Floor Area Ratio'** (FAR) means the quotient of the ratio of the combined gross floor area of all floors, except the areas specifically exempted under these regulations, to the total area of the plot, viz.

$$\text{Floor Area Ratio} = \frac{\text{Total floor area of all the floors.}}{\text{Plot Area}}$$

2.39 'Footing' means the projecting courses at the base of a wall to spread the weight over a large area.

2.40 '**Frontage**' means the width of the site/land abutting the road.

2.41 '**Garage**' means a structure designed or used for the parking of vehicles.

2.42 'Government' means the Government of Karnataka.

2.43 '**Ground Floor'** means the Floor immediately above the level of the adjoining ground level on all sides having approach directly from the road or above the basement floor.

2.44. '**Guidance Value**' – The value fixed by the Sub-Registrar for the land/building as per the Karnataka Stamp Act.

2.45 'Hazardous Building' means a building or part thereof used for:

2.45.1 Storage handling, manufacture of procession of radioactive substances or of highly combustible or explosive materials or of products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations.

2.45.2 Storage, handling, manufacture or processing of which involves highly corrosive, toxic or noxious alkalis, acids, or other liquids, gases or chemicals producing flame, fumes and explosive mixtures, etc. or which result in division of matter into fine particles capable of spontaneous ignition.

2.46. **'Head room'** is the clear space between the finished floor level and ceiling/ beam bottom. Minimum headroom shall be 2.4m.

2.47 'Heritage building' means a building possessing architectural aesthetic, historic or cultural values, which is declared a Heritage building by any Competent Authority, or the Mangalore Urban Development Authority within whose jurisdiction such building is situated.

2.48 '**Height of Building'** means the vertical distance measured in the case of flat roofs from the average level of the ground around and contiguous to the building or from the road level (road for which FAR is considered), which ever is higher, to the top of the roof and in the case of pitched roofs up to the point where the external surface of the outer wall intersects a finished surface of the sloping roof and in case of gable facing the street, the midpoint between the eave-level and the ridge. Architectural features, services and other functions like that of decorations shall be excluded for the purpose of measuring height. Water tank, chimneys, lift room, stair case room, pent house and parapet are also excluded for the purpose of measuring height.

2.49 'High density development' this includes star hotels, shopping malls, multiplexes, commercial complexes, IT and BT.

2.50 'High-rise Building' means a building having height of 15m and above including stilt floor.

2.51. Hospital: A premises providing medical facilities of general or specialized nature for treatment of in-patient and out-patients.

2.52. Hotels: A Premises used for lodging or payment with or without boarding facilities.

2.53. Integrated Residential Schools: A premises having educational and playing facilities for students up to XII standard and also having boarding facilities for students and faculty members.

2.54 'Industrial building' means a building wholly or partly used as a factory, for the manufacture of products of all kinds including fabrication and assembly, power plant, refinery, gas plant distillery, brewery, dairy, factory, workshop etc.

2.55. Junk Yard: Premises for covered, semi covered, or open storage including sale and purchase of waste goods, commodities and materials.

2.56. Kalyana Mantapa: Premises where marriages, social and religious functions are conducted with cooking facilities.

2.57 'Land use' includes the purpose to which the site or part of the site of the building or part of the building is in use or permitted to be used by the Authority. Land use includes zoning of land use as stipulated in the Master plan and the Zonal Regulations.

2.57 (a) 'Layout Plan' means sub division of plot (residential or non residential) with proposed road network and provision for Parks and Civic Amenities.

2.58 'Loft' means a residual space above normal floor level, which may be constructed or adopted for storage purposes.

2.59 'Lift' means an appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car platform.

2.60 'Master Plan' means Master Plan (Revision – II) prepared for the local planning area of Mangalore approved by the government under the Karnataka Town and Country Planning Act, 1961.

2.61 '**Mezzanine Floor'** means an intermediate floor between the ground floor and first floor only. The area of mezzanine floor shall not exceed 1/3 of covered area of ground floor. Such floor is allowable for non-residential uses only.

2.62. Multiplex: A building housing an entertainment and cultural centre including cinema theaters, restaurants, food courts and shops.

2.63 '**Multilevel Car Parking (MLCP)'** means multilevel structure used for car parking connected to all floors by means of ramps / mechanical elevators. MLCP can be an independent structure or part of a building with other land uses. However in the portion used for parking, no other land uses shall be permitted.

2.64. Nursing home: A premises having medical facility for in-patients and out patients, having up to 30 beds, it shall be managed by a doctor or a group of doctors.

2.65 'Open space' means an area forming an integral part of the plot, left open to sky in a building.

2.66 'Owner' includes the person for the time being receiving or entitled to receive whether on his own account or as an agent, power of attorney holder, trustee, guardian, manager or receiver for another person or for any religious or charitable purpose, the rent or profits of the property in connection with which the work is used.

2.67 '**Parapet**' means a low wall or railing built along the edge of a roof/balcony.

2.68 'Parking Space' means an area enclosed or unenclosed, covered or open, sufficient in size to park vehicles together with a driveway connecting the parking space with a street or any public area and permitting the ingress and egress of the vehicles.

2.69. Park: An area used for leisure, recreational activities, it may have related landscaping, public toilet and fence.

2.70. Playground: An area used for outdoor games, it may have on it landscaping, parking facilities and public toilet.

2.71. '**Plinth**' means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.

2.72. '**Plinth Area'** means the built up covered area of the building/ buildings immediately above plinth level.

2.73. '**Plinth Level'** means the level of the floor of a building immediately above the surrounding ground.

2.74. '**Plot or site'** means a parcel (piece) of land enclosed by definite boundaries having public means of access.

2.75. '**Porch or Portico**' means a roof cover supported on pillars or cantilevered projection for the purpose of pedestrian or vehicular approach to a building without any structure above.

2.76. Premium F.A.R. – means additional F.A.R. permitted by collecting additional fees as prescribed in the rules herein.

2.77. 'Public and semi-public building' means a building used or intended to be used either ordinarily or occasionally by the public such as offices of state or central government or local authorities, a church, temple, chapel, mosque or any place of public worship, dharmashala, college, school, library, theatre for cultural activities, public concert room, public hall, hospital run by public institutions, public exhibition hall, lecture room or any other place of public assembly.

2.78 'Pump room' means the room provided below ground level adjacent to the sump tank to house various types of pumps with self priming mechanism. However, the entrance shaft of the pump room of maximum 2 m x 2 m may be permitted above the ground level.

2.79 'Residential building' means a building used or constructed or adopted to be used wholly for human habitation and includes garages, and other out-houses necessary for the normal use of the building as a residence.

2.80. Recreational club: Premises used for assembly of a group of persons for social and recreational purposes with all related facilities.

2.81. Retail Shops: A premises for sale of commodities directly to consumer with necessary storage.

2.82. Restaurant: A site used for serving food items on paid basis including cooking facilities, with covered or open space or both having seating arrangements.

2.83 'Road Level' the level of the road at the access to the property or in the event of more than one entrance to the property, the road level considered shall be at the center of the property frontage. The level of the road shall be taken at the center of the carriage way.

2.85 '**Road Width'** means the distance between the boundaries of a road including footways and drains measured at right angles.

Note: In case of sites facing a T-Junction or at the intersection of a multiple roads, the width of the road parallel to the site shall be considered.

2.86 '**Room Height'** means the vertical distance measured between the finished floor surface and the finished ceiling surface. Where a finished ceiling is not provided, the underside of the joists or beams or tie-beams shall determine the upper point of measurement.

2.87. Row Housing: One or more residential building in row attached to each other.

2.88 'Service apartment' means an apartment in which individual residential flats are let out on rental basis.

2.89 'Service Road' means a road / lane provided adjacent to a plot for access or service purposes as the case may be and shall be parallel to the main road and may or may not be at grade with the main road and shall be partly or fully falling within the proposed road width of the main road.

2.90 '**Services**' means activities incidental to the land use of the building such as electrical sub- station, electrical panel room, generators, HVAC (Heating, Ventilation & Air conditioning) facilities, plumbing and sanitary facilities, STP, refrigeration and cold storage, fire fighting facilities, building management systems, car park management facilities and similar such activities.

2.91 '**Setback'** means the distance prescribed under these Zonal Regulations between the plot boundary and the plinth of the building or the covered Cantilever projection of the building in any floor. If cantilever projection of the building is proposed, the prescribed setback shall be provided between the plot boundary and such covered cantilever projection.

2.92 'Stilt floor' means open parking area provided at ground level. The height of the stilt floor shall be a minimum of 2.4 m. and it shall not exceed 3.0 m. The height shall be considered for calculating the total height of the building.

2.93 'Stilt parking' means building constructed with stilt area of non habitable height (less than 3.0m.) used for parking.

2.94 'Storey' means the space between the surface of one floor and the surface of the other floor vertically above or below. The minimum floor to floor height shall not be less than 2.9m.

2.95 '**Staircase Room'** means a room accommodating the stairs and for purpose of providing protection from weather and not used for human habitation.

2.96. Villa: An independent house/dwelling on a given plot.

2.97. Wholesale: An area where goods and commodities are sold or, delivered to retailers, the premises include storage/godown, loading and unloading facilities.

2.98. TDR: means Transfer of Development Rights available for plots as prescribed in KTCP Act. When an area within the local planning area is required for public purpose (i.e. road, widening of road, park etc.,) the owner of any sites or land which comprises of such area surrenders it and hands over possession of the same to the Authority free of cost and encumbrance, the Authority may permit development rights in the form of additional floor area which shall be as notified by the State Government from time to time.

2.99 '**Zonal Regulations'** means Zoning of Land use and regulations prepared under the Karnataka Town and Country Planning Amendment Act, 2004 Section 12, prescribing the uses permissible in different land use zones, set backs around buildings, plot coverage, floor area ratio, height of the building, building lines, parking, etc.

Note:

1) For any items not covered above, the definitions in National Building Code shall apply.

2) Only definition is given above. For regulation refer the relevant chapters of the Zonal Regulations.

3. LAND USE ZONES:

3.1 Classification of Land into various zones:

1. Residential (R)
2. Commercial (C)
3. Industrial (I)
4. Public and Semi Public (P & SP)
5. Public Utilities (PU)
6. Parks & Open spaces (P).
7. Transport and Communication (T & C)
8. Agriculture land, water sheet (A, W)

3.2.1. PERMISSIBLE LAND USES IN RESIDENTIAL CATEGORY

3.2.1a Residential uses:

a. Plotted residential developments

b. Villas, Row Housing, semi detached houses

c. Apartments, Hostels, Paying Guest accommodation

d. Multi Dwelling Housing, Service Apartments.

e. Group Housing (Development Plans)

f. Orphanages and Old age homes

Note: *Uses similar to those mentioned above shall be permitted in this Zone.*

3.2.2 PERMISSIBLE LAND USES IN COMMERCIAL CATEGORY:

	C1
a	Petty shops, Newspaper, stationery and milk booth
b	STD/FAX/internet centre/ ATM centers
c	Hair dressing, beauty & massage parlor
d	Tailoring, dry cleaners & Ticket booking centers
e	Bakery and sweetmeat shop
f	Offices/ clinics belonging to "Professional services" like Advocates and Doctors, Architects and self owned

	C2
a	Education Coaching centers, Hostels
b	Eateries such as darshinis, tea stalls, and takeaways
c	Gyms, orphanages, old age homes clinics and yoga center.
d	Retail shops & hardware shops
e	Mutton and poultry stalls, cold storages
f	Job typing / computer training institutes, cyber café, internet browsing.
g	Uses for small repair centers-electronic, mechanical, automobile, vulcanizing shops, printing press.
h	Photo studio.
i	Grocery/ HOPCOMS/ Vegetable shops
j	Flour mill up to 5HP
k	All the uses of C1 are permitted

	C3
a	Pathological labs.
b	Recreational Clubs
c	Restaurants and Hotels
d	Commercial & Corporate offices belonging to "Professional services" category and self owned
e	Banks, insurance and consulting and business offices
f	Nursing homes and Hospitals
g	Departmental stores
h	Gas retail outlets
i	All uses of C1 & C2 are permitted
j	Floor mill up to 10 HP
k	Educational Institutions, Colleges

C4	
a	Fuel stations and pumps, LPG storage
b	Kalyana mantaps
c	Specialty hospitals
d	Commercial and corporate offices
e	Shopping complexes
f	Convention centers and banquet halls
g	Financial institutions
h	Cinema and multiplexes
i	Places of assembly
j	Entertainment and amusement centers
k	Social Clubs and amenities
l	Exhibitions centers
m	All uses of C1, C2, & C3 are permitted
n	Floor mill up to 20HP

C5	
a	Sale of second hand junk goods, junk yards & agro mandis
b	Warehouses and storage areas for goods
c	Whole sale and trading & warehouses – business
d	Heavy goods markets
e	All uses of C1, C2, C3 & C4 are permitted

Note:

1. Uses similar to those mentioned above may be permitted in the respective category of this Zone by the Authority
2. Uses permitted in all the above categories are subject to space standard as given in Table-2

3.2.3 PERMISSIBLE LAND USES IN INDUSTRIAL CATEGORY:

I-1	House hold industries
a	Tiny and household industries
I-2	Service industries
a	R & D labs, Test centers, IT BT, BPO activities
b	All uses of I-1 are permitted
I-3	Light Industries
a	All uses of I-1 and I-2 are permitted
I-4	Medium Industries
a	All uses of I-1, I-2 & I-3 are permitted
b	Gas godowns, Warehousing loading and unloading platforms to be provided
I-5	Heavy Industries
a	All uses of I-1, I-2, I-3 & I-4 are permitted
b	Hazardous industries and heavy manufacturing industries

Note:-

1. Illustrative list as mentioned here below

2. The power consumption for I-1 shall not exceed 5 KW if permitted in zones other than Industrial zone (The power required for air conditioners, lifts and computers shall be excluded while calculating the kilowatt above).
3. I-3, I-4, and I-5 uses permitted subject to condition that the zone permits the extent of the area and power consumption, the activity follows the required performance characteristics such as Noise, Vibration, Dust, Odor, Effluent, General nuisance.
4. Categorisation of light industries, medium industries and heavy industries shall be as defined by Department of Industries and Commerce.
5. Uses permitted in all the above categories are subject to space standard as given in Table-2
6. Uses permitted in I-3 to I-5 categories are subject to environmental clearances.

3.2.3a. <u>Illustrative list of household industries</u>:

Sl. No.	Description
1.	Bread and Bakeries
2.	Confectionary, Candies and Sweets
3.	Biscuit Making
4.	Ice, Ice-Cream
5.	Cold Storage (small scale)
6.	Aerated water and fruit beverages
7.	Huller and Flour Mills
8.	Automobile, Scooter and Cycle Service and Repair Workshop
9.	Furniture (Wooden and Steel)
10.	Printing, Book Binding, Embossing, etc.
11.	Laundry, Dry Cleaning and Dyeing facilities
12.	General Jobbing and Machine shops
13.	Household utensil repairs, welding, soldering, patching and polishing, Photography, printing (including sign board printing)
14.	Photography, printing (including sign board printing)
15.	Vulcanizing
16.	Tailoring
17.	Hand Looms
18.	Velvet embroidery shops
19.	Art weavers and silk sarees, printing and binging works
20.	Jewellery, gold ornaments and silver wares
21.	Mirror and Photo frames
22.	Umbrella assembly
23.	Bamboo and Cane products
24.	Sport goods and repair shops
25.	Medical Instrument repair shops
26.	Optical lens grinding, watch, pen repairs
27.	Radio and T.V. repair shops
28.	Electric lamp fittings
29.	Shoe making and repairs

Sl. No.	Description
30.	Audio / Video libraries
31.	STD / ISD counters

Note: Uses similar to those mentioned above may be permitted in the respective categories of this Zone by the Authority.

3.2.4 PUBLIC AND SEMI-PUBLIC (P & SP):

This Zone includes Government owned complexes and civic amenities and large infrastructure facilities of health, education, sports, cultural and social institutions.

Note:-

In case any private property is included within the boundary of any existing Public and Semi Public building and if the owner can establish the ownership of such property vests with him/her, then the land use adjoining the Public & Semi Public building may be assigned to such private property by the Authority.

3.2.4a Permissible Land uses in Public and semi public category.

P&SP1
Sub offices of utilities
Telecommunication/microwave tower
Toilets, Nursery Creches
Exclusive Places of worship
P&SP 2
Police Stations, Post offices, Hostels and Primary Schools
Spastic Rehabilitation centers, orphanages, Govt. dispensaries
Public distribution system shops
Bill collection centers
Traffic and Transport related facilities.
Places of worship along with ancillary uses.
All uses of P&SP1 are permitted.
P&SP 3
Dobhi Ghat
Dharmashala, hostels
Parks, play grounds Maidans and stadiums (no area limit)
Middle schools, High schools, Integrated Residential schools
Places of worship/congregation
Research institutions
Government buildings, auditoriums, cultural complexes
Higher Educational Institutions, Colleges
Fire stations
Broadcasting & Transmission stations
Public library
All uses of P&SP1 and P&SP2 are permitted
P&SP 4
All uses of P&SP1, P&SP2 & P&SP3 are permissible
Airport related ancillary uses

Note:

1. Uses permitted in all the above categories are subject to space standards as given in Table– 2
2. Uses similar to those mentioned above may be permitted in the respective categories by the Authority

3.2.5. PUBLIC UTILITIES (PU):

3.25a. Public utilities include energy, water, telecommunication sub stations, installations, treatment plants, storage and dumping yards, gas and gas lines, transformers and microwave towers and solid waste management facilities such as land fill sites.

Note:

1. The buffer created for accommodating the utilities such as Power, water pipeline, oil pipelines and high voltage lines, gas lines and any other utilities. Each "buffer" is dictated by technical standards specified by the competent authority.

2. The regulations for the above will be decided by the Authority.

3. In case of new developments, these shall remain as non buildable areas and remain as reservations and marked for the purpose intended. They may be considered for calculation of open spaces within the schemes while approving building/development and layout plans.

4. For electrical networks, KPTCL standards are followed.

5. Uses similar to those mentioned above may be permitted in this zone by the Authority.

3.2.6 PARKS AND OPEN SPACES (P)

The natural and man made features for environmental conservation and preservation, including water bodies, forests and drains; parks, playgrounds, burial and crematoria.

3.2.6a Permissible land uses:

i. Uses permissible include: Sports grounds, stadium, playgrounds, parks, swimming pools, cemeteries, garden land and crematoria.

ii. Uses permissible under special circumstances by the authority: Open air theatres, indoor recreational uses, dwelling for watch and ward, sports clubs, water front tourism development projects (subject to CRZ regulations), libraries, milk booths, HOPCOMS, public toilets, the area of such use shall not exceed 5% of the total area and shall not be more than G + 1 floor, with required parking facility.

iii. Setbacks for the above will be decided by the Authority taking into account the surrounding development and traffic scenario in that area.

3.2.6bParks, playgrounds and open spaces may be permitted in all other land use zones as permissible use.

3.2.7 TRANSPORTATION AND COMMUNICATION ZONE: (T&C)

Transportation zones are reserved for Transport and Transport related activities such as railway yards, railway station, bus stands, bus shelters, road & transport depots, parking areas, airport, special warehousing, cargo terminals and transfer of cargo between different types of transport (rail, road, air).

3.2.7a Permissible Land uses in Transportation Category:

	T1
a	Bus bays, Auto stand, Bus shelters, information kiosk
b	Parking areas
c	Multi level car parking
d	Workshop and garages for two wheelers.
	T2
a	Transport offices
b	Workshops and garages for LMV
c	All uses of TI are permitted
d	Automobile spares and services.

T3	
a	Godowns
b	Loading and unloading platforms (with/without cold storage facility) weigh bridges
c	Integrated Bus terminals, TIMC & Metro stations
d	Workshop and garages for HMV and Filling stations, service stations
e	All uses of T1 & T2 are permitted.
T4	
a	Ware houses, Storage depots
b	Truck terminals
c	Railway station, Yards, Depots, Airport
d	Special warehousing, cargo terminals
e	All uses of T1, T2 & T3 are permitted.

Note: Uses similar to those mentioned above may be permitted in the respective category of this Zone by the Authority.

3.2.8 AGRICULTURAL ZONE:

3.2.8a. Uses that are Permissible: - Agriculture, horticulture, children's play land, parks and open spaces, public and semi-public recreational uses not conducted for profit, cold storage, processing & sale of farm products on the property where they are produced, farm houses and their accessory buildings and uses not exceeding 200.0m^2 of built up area in a plot area exceeding 0.5 hectares and above only, quarrying, removal of clay up to 3.0m depth, gardens, orchards, nurseries, agricultural supplies centers, dairy and poultry farming, decorticators and any ancillary activities to agriculture not transgressing any pollution norms and only which are suitable to local conditions. Hospitals, libraries, sports clubs & stadiums, playgrounds, water sports, golf centers, amusement theme parks such as Disneyland type, toy trains, cultural buildings, places of worship, exhibition centers, schools, Ashraya houses for economically weaker section, rehabilitated schemes of government, institutions relating to agriculture- like research centers, educational institutions, residential schools, colleges, technical institutions with hostels with enough land for play grounds, resorts and other tourism development projects subjected to a maximum ground coverage of 20% and limiting the number of floors to ground floor plus first floor only, orphanages and old age homes, integrated township, State Government approved Special Economic Zones (S.E.Z.) Residential building not exceeding 150.00m^2 inclusive of ground and first floor only in agricultural land with non agricultural conversion permitted up to 202.50m^2 of sital area, since there are no gramatanas in this region. The approach road for such portion of land being developed shall be as per these regulations. Residential land use may be permitted in Agricultural zone falling within the conurbation area if such land is not presently being used for agriculture.

3.2.8b. **Uses that are permissible under special circumstances by the Authority: -** Graveyards/burial grounds, brick kilns, highway amenities viz., filling stations, weigh bridges, truck parking and truck terminals and check posts, abutting national and state highways, sugarcane crusher (seasonal), rice mills, milk chilling centers, sugar mill, jaggery mills.

Note:

Uses similar to those mentioned above may be permitted in this Zone by the Authority.

GENERAL NOTE: -

1) Before permitting any uses permissible under special circumstances, the authority shall publish the proposals calling for public objections in at least two leading local daily news papers giving stipulated time of fifteen days. The objections received within the stipulated period shall be placed before the authority and the reasons for accepting/rejecting the objections shall be recorded in the proceedings based on which the authority may take appropriate decision.

2) Power generators using any type of fuel with proper acoustic enclosures as substitute to power supplied by MESCOM may be permitted in any zone after obtaining NOC from Karnataka State Pollution Control Board.

3) Highway facilities include the activities specified in Government circular No.NaAaE:16: BemRuPra: 2004, Dt. 20-12-2004.

4) **Special Agricultural /Green Area:** These are highly sensitive ecological features such as water bodies and its surroundings, green belts development of special nature, etc. which has to be preserved and shall be developed into eco parks without disturbing the natural features. These areas shall not be changed to any other land uses and even in Integrated Township proposals or SEZ proposals, such areas should be retained as it is. The Authority may notify such areas whenever found necessary.

5) The Authority may permit relocation of park and open spaces marked in private properties in the Master Plan, which are not used as public park and open spaces, within the neighbourhood of 500M, by the owners of such private properties, if such relocation proposal, according to the Authority, is an equally good or better option. In such cases of relocation, the owners of the private property earmarked as park and open spaces shall develop the relocated park and open space to the satisfaction of the Authority and handover the same to the Authority free of cost. Such relocation may be permitted only once within the plan period of the Master Plan.

Alternatively, if the land owner surrenders 50% of the land earmarked as park and open space free of cost to the Authority, he may use the remaining 50% of land for any other use mentioned for adjacent properties in the Master Plan. No T.D.R shall be available for the land surrendered to the Authority. However, the minimum extent of land surrendered as mentioned above shall be not less than 1000M2. The above provision shall also be available if the land earmarked to park and open space belong to multiple owners and the owners jointly agree to surrender 50% of the land for park and open space.

6) If lands which were falling in residential or commercial land use zones in the earlier Master Plans have been proposed as public and semi public or park and open space or agriculture zones in the present Master Plan, if the applicant prefers to have the land use as in the earlier Master Plan, the Authority shall consider the same if the revision is not done for any specific purpose. All other previous approvals accorded by the Government shall be treated as conforming use irrespective of the classification made in this Master Plan.

7) Any plot requiring earth cutting of more than 3m height shall be cut only at a slope of 45 degrees and further cut if required shall be done only as per the structural details provided to authority or local body to its satisfaction. The remaining portion of the land after cutting shall be stabilised by constructing retaining wall. The retaining wall design should be approved by the Authority or the local body.

8) Mangalore City Corporation is in the process of identifying all low lying areas within its jurisdiction and formulating proper drainage plan for such areas. Any development in such areas shall be permitted in accordance with such plan.

9) In case of disparity in the demarcation of roads in the Master Plan and the actual location of roads, the same shall be rectified after verification by the Authority. The land use mentioned for the properties abutting the road in the Master Plan shall be considered without measuring them to scale on the map.

10) No objection Certificate from the Deputy Commissioner of Dakshina Kannada district shall be obtained before permitting buildings for places of worship vide Government Order No.Kan.E.65:MuAaBi:2001, Dt. 24-12-2001.

11) Procedure of Section 14(a) of KTCP Act 1961 shall be followed to apply the provisions of Note5,6 and 9.

12) Only authorized buildings constructed /commenced prior to coming into force of these regulations shall be treated as existing buildings. If the construction of a building has not commenced at the time of coming into force of these regulations, even though sanctioning for construction was availed under any previous provisions of the Zonal Regulations, such construction shall commence only after getting fresh sanction under these regulations.

13) In CRZ areas, the uses permissible under the CRZ regulations shall be applicable irrespective of the land use prescribed in the Master Plan.

TABLE – 1.

EQUVALENCE TABLE APPLICABLE TO ZONE A, B & C

Regulation for different classification of land uses and FAR

Sl. No.	Plot Area (sq m)	Road width		Permissible FAR	Premium FAR	TDR	Total	Land use in MP-II	Allowable Land uses					Remarks
		Existing	Proposed						R	C	I	P&SP	T&C	
1	Up to 1000	<6m	6m	1.30	0.2	0.1	1.60	R	R	-	-	-	-	**INDEX**
								C	R	C1				**R– Residential Zone**
								I	R	C1	I-1	-	-	**C–Commercial Zone**
								P&SP	-	-	-	P&SP1	-	**I– Industrial Zone**
								T&C	-	-	-	-	T1	**P&SP–Public and Semi – Public**
2	Over 1000 - 2000	6m	6m	1.40	0.4	0.2	2.00	R	R	C1	-	-	-	**T&C –Transportation and Communication**
								C	R	C1	-	-	-	
								I	R	C1	I-1	-	-	
								P&SP	-	-	-	P&SP1	-	
								T&C	-	-	-	-	T1	
3	Over 2000-3000	6m	9m	1.50	0.6	0.3	2.40	R	R	C1	I-1	P&SP1	T1	
								C	R	C2	I-1	P&SP1	T1	
								I	R	C2	I-1	P&SP1	T1	
								P&SP	-	-	-	P&SP1	-	
								T&C	-	-	-	-	T1	
4	Over 3000 - 4000	9m	9m	1.60	0.8	0.4	2.80	R	R	C1	I-1	P&SP2	T1	
								C	R	C2	I-1	P&SP2	T1	
								I	R	C2	I-2	P&SP2	T1	
								P&SP	-	-	-	P&SP2	-	
								T&C	-	-	-	-	T1	
5	Over 4000	9m	12m	1.90	1.0	0.5	3.40	R	R	C2	I-1	P&SP2	T1	
								C	R	C3	I-1	P&SP2	T2	
								I	R	C3	I-2	P&SP2	T2	
								P&SP	-	-	-	P&SP2	-	
								T&C	-	-	-	-	T2	

6		12m	12m	2.10	1.0	0.5	3.60	R	R	C2	I-2	P&S P3	T1	
								C	R	C4	I-3	P&S P3	T2	
								I	R	C4	I-3	P&S P3	T2	
								P&SP	-	-	-	P&S P3	-	
								T&C	-	-	-	-	T3	
7		12m	18m	2.30	1.0	0.5	3.80	R	R	C3	I-2	P&S P3	T2	
								C	R	C5	I-3	P&S P3	T3	
								I	R	C5	I-3	P&S P3	T3	
								P&SP	-	-	-	P&S P4	-	
								T&C	-	-	-	-	T4	
8		12m	24m	2.50	1.0	0.5	4.00	R	R	C3	I-2	P&S P3	T2	
								C	R	C5	I-3	P&S P3	T3	
								I	R	C5	I-5	P&S P3	T3	
								P&SP		-	-	P&S P4	-	
								T&C	-	-	-	-	T4	

Note

1. All the uses permitted under equivalence table are subject to space standards as given in Table – 2
2. Additional FAR availed by amalgamation of properties or from TDR / DR originated from the same property shall be permitted over the total FAR prescribed in the Table subject to maximum FAR of 4, if the proposed road width is 12m and above.
3. For change of land use under section 14-A of KTCP Act, to commercial or industrial use, the minimum proposed road width shall be 12m.
4. Car parking has to be provided as per Table – 8 for different land uses permitted.
5. If buildings for exclusive C1, C_2 or C_3 uses are proposed in Residential Zone as provided in the table, the permissible FAR shall be only 50% of that prescribed. If the extent of the plot is more than 4000Sq m and the proposed road width is 18 m and above, the permissible FAR may be fully utilized.
6. The minimum road width criteria should be a combination of existing and proposed road width in the Table. Proposed road width shall be as in the Master Plan or as proposed by the local authority.
7. If the plot is in industrial layout approved by the competent Authority road width criteria may be relaxed.
8. If the width of any existing road which the plot faces falls between two different categorized width of existing roads then the lower road width shall be considered for calculating the FAR:
9. If the proposed width of road abutting a plot is lesser than the requisite road width against the plot area as per the equivalence table, the permissible FAR for that plot shall be calculated as follows:

$$\text{Permissible FAR} = \frac{\text{Permissible FAR applicable for the plot area at the requisite proposed road width} \times \text{Proposed width of the road abutting the plot}}{\text{Requisite proposed road width applicable to the plot area}}$$

Eg: 1) Plot size of 4000 m^2 2) proposed width of the road abutting the plot is 6m 3) Requisite proposed road width applicable to the plot area is 9 m as per equivalence table.

Then the Permissible FAR= $\frac{1.6 \times 6m}{9m} = 1.06$

10. The amount collected while providing premium FAR shall be used exclusively for the widening of the particular road and thereafter for other road widening works.

11. In residential layouts approved by KHB, MUDA and other Government Authorities, permissible uses other than the uses approved in the layout shall not be permissible unless the procedures of Section 14(a) of KTCP Act-1961 is followed.

12. The FAR of the individual plots in an approved layout shall be governed by the proposed width of the approach road (widest among the approach roads in case of multiple approach roads) to the layout or the road abutting the plot, whichever is lesser.

13. FAR shall be calculated for the entire plot area after deducting the portion surrendered for road widening.

TABLE – 2

Space standards for various buildings / uses

Sl No	**Common to all permissible zones**	**Minimum size of plot (Sq.m)**
1	Kalyana Mantaps /Conference hall (Up to 500 seats) (Above 500 seats)	 1000 2000
2	Game centers, convention centers, truck terminals	4000
3	Social clubs and amenities	1000
4	Cold storage	2000
5	Multi storey car parking,	4000
6	Primary school (less than 500 students)	1000
7	Middle school (less than 500 students) (more than 500 students)	2000 4000
8	High school with play ground, integrated residential schools (less than 500 students) (more than 500 students)	4000 8000
9	College & higher educational institutions	4000
10	Petrol pumps / Fuel stations	750
11	Hotels and lodges	1000
12	Service Apartments	1000
13	LPG storages	500
14	Places of congregation/worship	1000
15	Public libraries	300

Sl No	Common to all permissible zones	Minimum size of plot (Sq.m)
16	Community hall	1000
17	Star hotels (up to 3 star)	2000
18	Star hotels (above 3 star)	8000
19	R & D lab	2000
20	Nursing houses/hospitals in C3	1000
21	Nursing houses/hospitals in C4	2000
22	Office buildings in C3 and above	500
23	Uses in C5(excluding C1, C2, C3 & C4)	4000
24	Automobile workshop: a) 2 wheeler b) L.M.V. c) H.M.V.	 250 400 750

Note: The combination of existing and proposed road width for the above buildings/uses shall be as prescribed in the equivalence table.

4. SET BACKS:

4.1 Front setback is essentially with regard to the road width and height of the building and side and rear setbacks are with reference to the height of the buildings.

4.2 Front setback should be provided in the remaining plot after deducting area for road widening as mentioned in the Master Plan. If the road widening is not touching / crossing the frontage of the plot, the front setback shall be provided in the plot itself.

4.3 Front setbacks prescribed shall be considered from the frontage of the plot abutting the road only and side and rear setbacks prescribed shall be considered from all other boundaries of the plot.

4.4 Front setback line shall be considered as the building line beyond which no portion of the building should be projected, either below the ground or above the ground except for balcony projections mentioned in the rules herein. However, cantilever porches and steps to ground floor entry may be permitted depending upon the site condition. However, such projection should in any case not be beyond 0.5 M from the road widening line.

Such projections into the front setback area shall be removed/ demolished in the event of any future road widening requirement. This condition shall be incorporated while issuing building license.

4.5 Center of the existing road shall be generally considered as the center of the road. However, if a new horizontal alignment of the road is fixed by the Authority, the center of such new alignment shall be considered as the center of the road.

The portion of the plot required for road widening has to be surrendered free of cost to the Government of Karnataka/Authority/local body by executing a relinquishment deed, at the time of applying for Commencement Certificate/license. TDR shall be provided for the land surrendered.

4.6 In the case of corner sites, both the sides facing the road shall be treated as front side and regulations applied accordingly.

4.7 In case of site facing roads both in front and rear, both the sides facing roads should be treated as front and other two sides not facing the roads should be treated as sides and the set backs be applied accordingly.

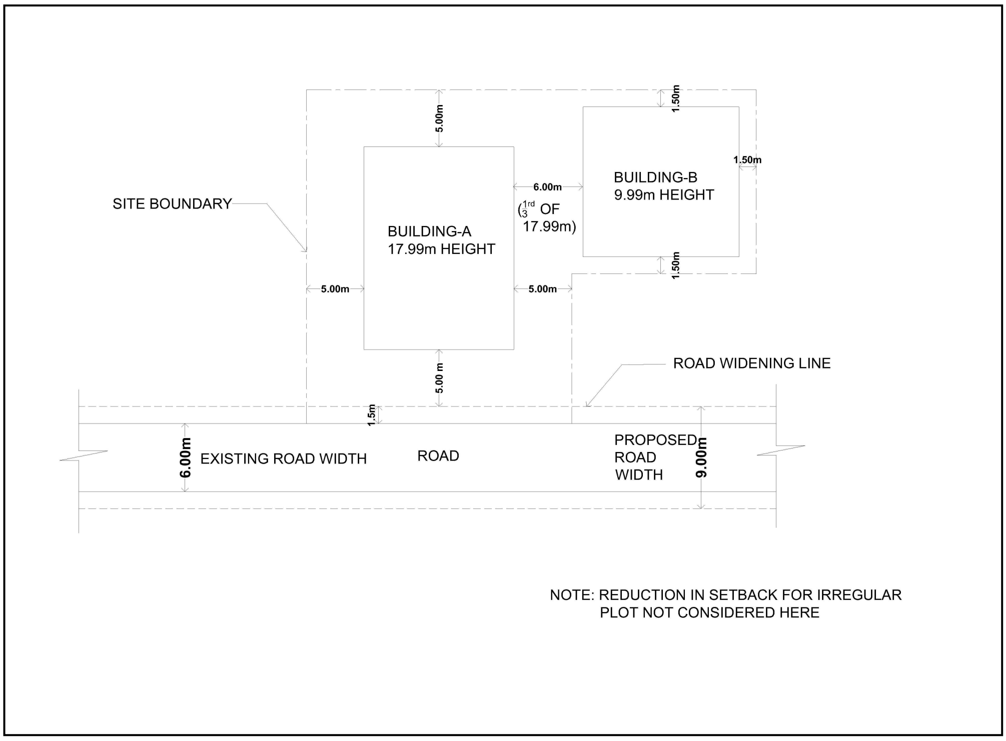
4.8 Open staircase may be permitted in the side setbacks, but there shall be a minimum open space of 0.50m from the site boundary to the proposed staircase and 1.0m from the front building line and rear boundary of the site.

4.9 W.C with minimum of 1.0m x 1.2m and not exceeding 1.4 percent of the plot area may be permissible in rear set back only.

4.10 When minimum set back of 1.5m is left on any side (except front), a scooter garage may be permitted on this side set back at the back side limiting the depth of the garage to 2.5m.

4.11 In case of more than one building proposed on a single site, the set-backs shall be applied with respect to the height of the individual buildings or the road width whichever is higher subject to access and fire requirements of the taller building being satisfied.

Ilustration



4.12 Access ramps other than vehicular ramps, elevator, and escalator to the upper floor or terrace shall not be provided in the set back area and shall be provided within the plinth area of the building which shall be exempted from FAR calculation.

4.13 <u>Constructions permitted within the set back area</u>:

4.13.1. The following constructions shall be permitted:

a) Pump room outside the plinth of the building.

b) Generator outside the plinth of the building with outdoor acoustic enclosure. (within permissible noise level) and the chimney height should be 3m above the neighbouring building adjacent to the generator.

c) Watch man's cubicle not more than $3.0m^2$ and fire control room (maximum 4m x 4m) outside the plinth of the building (no setback from the boundary).

d) Sump tanks outside the plinth of the building below the ground level.

e) Sewerage Treatment Plant outside the plinth of the building and below ground level.

f) Solid waste drying yard outside the plinth of the building but open to sky.

g) Children's play area outside the plinth of the building.

h) Swimming pool outside the plinth of the building but open to sky.

i) Transformer /power substation (no setback from the boundary is required if permissible under the rules of MESCOM) and other services.

j) Open well & bore wells.

k) R.C.C. ramps for vehicular movement around the building upto a width of 6m may be permitted to be constructed within the setback for the vehicular movement around the building and for entry to the parking areas within the building.

l) Architectural features which are not usable for living or storage purposes with minimum of 3.5m and 6m from the boundary for low rise buildings and high rise buildings respectively. Such projections shall not be within 5m height from the ground floor level.

4.13.2 For buildings within 18m height, items a, b, c and g may be permitted touching the building with 1.0m setback from the boundary.

4.13.3 Items b and f shall be permitted only in the side and rear setbacks.

4.13.4 Item b and e shall be permitted touching the building.

4.14. The following exemptions in setbacks shall be permitted:

4.14.1 Every open space provided either interior or exterior shall be kept free from any erection thereon except as provided herein and shall be open to the sky and no cornice roof more than 0.75m wide or 1/3rd of open space whichever is less in the case of weather shade not more than 0.75m wide or 2/3 of open space whichever is less shall over hang or project over the said open space**.**

4.14.2 A portico/porch may be permitted in the ground floor within the set back. No access is permitted to the top of the portico for using it as a sit out. The portico when allowed shall have a clear open space of one meter from the boundary of the property and incase of buildings having a height of 18m and above such portico should have a minimum clear height of 5.0m and a vehicle passage width of 6.0m. Steps and corridor to ground floor entry may be permitted depending upon the site condition. However, such projections should be minimum of 0.5m from the road widening line.

4.14.3 The projection of the balcony shall be measured perpendicular to the building up to the outermost edge of the balcony. Cantilever projection of the balcony shall be permitted not exceeding 1/3 of the setback subject to a maximum of 1.1 m in the first floor and 1.75 m in and above the second floor. No balcony is allowed at the ground floor level into the prescribed setbacks.

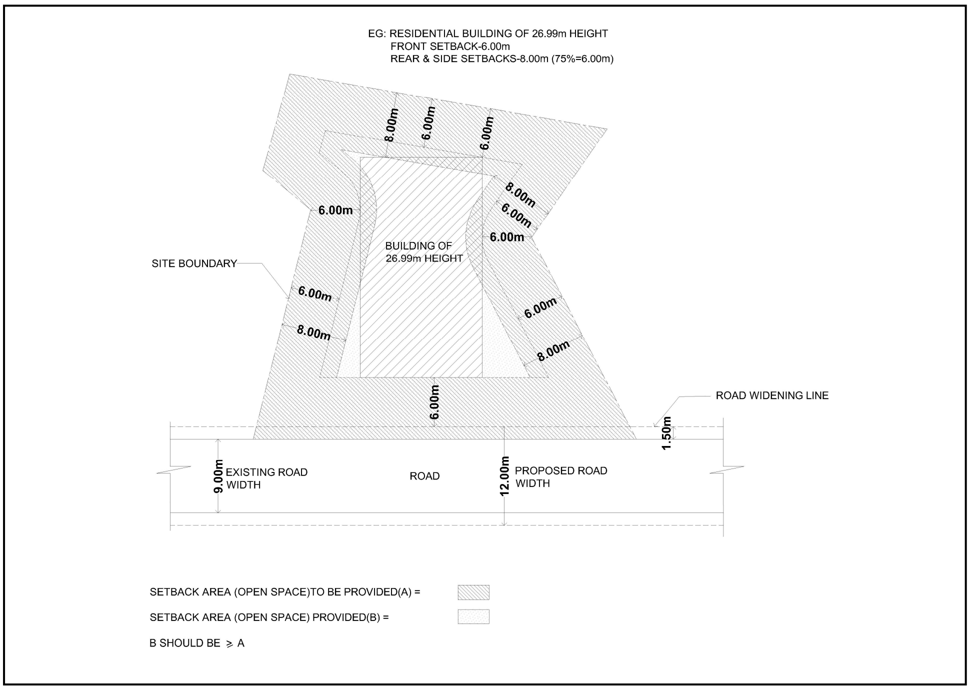
4.14.4 If more than 25% of the depth of the property is required to be surrendered for road widening, reduction in the rear side set back upto 50% shall be allowed subject to a minimum of 1.0 m setback for buildings having a height within 15m.

4.14.5 Only 50% of the rear and side setback provided in Table - 3 shall be required for independent MLCP or MLCP attached to any building subject to a minimum of 6m in case of high rise buildings. Relaxation of setbacks shall be available only for the MLCP portion of the building in case of MLCP being attached to any side/s of the building.

4.14.6 For garages as prescribed in Regulation No.16.

4.14.7 In case of irregular plots except the front setback, the side and rear setbacks at any critical point shall not be less than 75% of the setbacks prescribed in Table 3 & 4 subject to a minimum of 6m for buildings having a height of 18m and above. However, the total open space provided shall not be less than the open space required by providing the setbacks as per Table – 3 and Table –4 respectively. Such relaxation may be permitted by the Authority only on a case to case basis.

Illustration



4.14.8. If the proposed road width is 2 times or more than the existing width of the road, the front setbacks shall stand reduced to 50% of the setbacks prescribed in Table – 3 and Table – 4 for buildings upto 18m height subject to a minimum of 1.5m and 25% reduction of prescribed front setbacks for buildings of 18m and above height subject to a minimum of 5m. The reduction in front setback shall be applicable for proposed new roads also.

4.14.9 The rear and side set back and coverage for commercial buildings may be telescopic i.e., the plot coverage and the rear and side set back at each floor may be provided based on the height of that floor as per Table – 4. However the front setback at ground level shall be for the overall height of the building and if the building height is 18m and above, minimum side and rear set back of 6m shall be provided at the ground level.

4.14.10 No side setbacks shall be insisted upon only in the case of reconstruction of existing building where traditional row housing type of development exists.

4.14.11 For plots with extent of 250m^2 or less, relaxation of setbacks shall be given by the authority subject to a minimum of 1m on each side to construct one residential dwelling unit of G+1 floor, if the size of the plot is considerably reduced due to the widening of the road abutting the plot. If additional floors are proposed for such building at a later date, the set backs as in Table – 3 or Table – 4 shall be applicable and the portion of the building already constructed within such setbacks shall be demolished before sanctioning upper floor.

4.14.12 The minimum front setback for all types of buildings (except Industrial buildings) shall be the higher of Table – 3 and Table – 4.

4.15. The minimum rear and side set backs and maximum plot coverage for all types of buildings (except Industrial buildings) shall be according to Table – 4.

TABLE –3

Minimum Front setbacks for all types of buildings with respect to road width.

Sl. No.	Proposed Road width	Minimum Front setbacks	Building line from center of road
1.	6.0 m	1.5 m	4.5 m
2.	7.5 m	2.0 m	5.75 m
3.	9.0 m	2.0 m	6.5 m
4.	12.0 m	3.5 m	9.5 m
5.	18.0 m	3.5 m	12.5 m
6.	24.0 m	3.5 m	15.5 m
7.	30.0 m	4.0 m	19.0 m
8.	45.0m	6.0m	28.5m
9.	60.0m	6.0m	36.0m

TABLE – 4

Minimum set backs for all types of buildings (except industrial buildings) with respect to the height of the buildings.

Sl. No.	Height of Buildings (m)	Minimum exterior open spaces/set backs to be left on		Maximum plot coverage %	
		Front (m)	Rear and Sides (m)	Residential	non-residential (except industrial)
1	Less than 7 (plot size < 250 Sq.m)	1.5	1.0	75	80

Sl. No.	Height of Buildings (m)	Minimum exterior open spaces/set backs to be left on		Maximum plot coverage %	
		Front (m)	Rear and Sides (m)	Residential	non-residential (except industrial)
2	Less than 7 (plot size > 250 Sq.m)	2.0	1.0	75	80
3	7 upto 9.99	2.0	1.5	75	80
4	10 upto 11.99	3.0	2.5	70	75
5	12 upto 14.99	4.0	3.0	70	75
6	15 upto 17.99	5.0	5.0	65	70
7	18 upto 20.99	5.0	6.0	65	70
8	21 upto 23.99	6.0	7.0	60	65
9	24 upto 26.99	6.0	8.0	60	65
10	27 upto 29.99	7.0	9.0	55	60
11	30 upto 34.99	7.0	10.0	55	60
12	35 upto 39.99	8.0	11.0	50	55
13	40 upto 44.99	8.0	12.0	50	55
14	45 upto 49.99	9.0	13.0	45	50
15	50 upto 54.99	9.0	14.0	40	50
16	55 and above	10.0	16.0	35	45

Note:-

1. The roads within M.C.C. limits are surveyed and all proposed roads of 9m width and above are marked in the Master Plan. Hence, the front setbacks are proposed in accordance with the proposed road width. All smaller roads not proposed for widening in the master plan shall be considered as proposed to be widened to 6 m. However if any major road is not proposed for widening in the Master Plan, such roads shall be proposed for widening to the required width from time to time by the Authority or local authority. Accordingly, proposed area for widening shall be deducted for considering plot area for development and front set back shall be regulated with respect to new boundaries.
2. For more than one building on a given site, the distance between two buildings shall be half the height of the taller building if the height of both the buildings are upto 10 m and the distance between two buildings shall be one third the height of the taller building if the height of any one or both the buildings are above 10 m subject to a minimum distance of 5 m.
3. **Height Exemption for the Structure on Roof:**

   Water tanks and their supports, lifts rooms, roof structures like staircase room, chimneys, structures for air conditioning cooling towers, parapet walls and other architectural features shall not be included in the height of the building.

   Considering the climatic conditions of Mangalore, the internal open space may be covered on top to prevent rain water from entering the building. Such covering shall not be done more than 2.5m above the roof of the uppermost floor. However this construction shall not be considered for the height of the building. However, for calculating the height limitation prescribed in the vicinity of Aerodromes, the overall height of the building including that of the above details shall be considered.

   Considering the extreme climate in Mangalore, covering of terrace using truss and sheets may be permitted for residential buildings only, subject to all sides of the terrace kept open (except for parapet walls of maximum 1.25m height) and such area shall not be considered for FAR and height of the building and such covered terrace area shall be for the common use of the

owners of the building. However if the sides are covered with walls / windows, such covered portion shall be considered for FAR and for calculating the height of the building. R.C.C. gutter may be provided at the eve of the sheet to collect the rain water and the same shall be connected to the rain water harvesting system.

4. Apartment buildings shall not be permitted on plots abutting roads of existing width less than 6m.
5. For plots of width less than 7m and extent less than 125m^2, side setback shall be 10% of the width of the plot.
6. For setbacks and coverage of industrial building, **Table No.4a & 4b** as shown below shall be referred.

Table – 4a

Setbacks and coverage for Industrial Building.

Plot area (m^2)	Maximum plot coverage	Minimum Frontage (m)	Minimum front setback (m)	Setbacks on other sides (m)
Upto 230	60%	3.0	1.00	1.00
231 to 1000	60%	12.0	4.50	3.00
1001 to 2000	50%	18.0	6.00	5.00
2001 to 4000	40%	24.0	8.00	5.00
4001 to 8000	35%	30.0	8.00	6.00
Above 8000	30%	30.0	15.00	12.00

Table – 4b

Setbacks and coverage for flatted factories.

1	Minimum Plot area	1000m^2
2.	Maximum plot coverage	40%
3.	Minimum setbacks (m)	Front – 8.0 Other sides– 6.0
4.	Maximum height of building	15m

5. FLOOR AREA RATIO:

5.1. FAR for all types of buildings shall be as prescribed in the equivalence table (Table – 1)

5.2 Road widths and car parking requirements shall be the limiting factor for FAR.

5.3 The floor area ratio (FAR) shall be with reference to the combination of existing and proposed road widths mentioned in the relevant tables.

5.4 Existing road width shall be considered for permissible FAR and the total FAR (excluding TDR) shall be considered for proposed road width. When the site faces road having existing and proposed width different from that of the equivalence table, the difference between such permissible FAR and the total FAR (excluding TDR) shall be considered as Premium FAR.

Eg: Plot abutting road of existing width of 9m and proposed width of 18m

Permissible FAR = 1.9

Total FAR (excluding TDR) for proposed road width of 18m = 2.3+1 = 3.3

∴Premium FAR = (3.3 – 1.9) = 1.4

If the existing road width falls between two road widths mentioned in the tables, then the lower road width in the table shall be considered for existing road width for calculation of FAR.

5.5 If a site abuts, two or more roads of different widths, then the FAR of the building shall be regulated according to the width of the wider road.

5.6 In case of roads having service roads in addition to the main roads the width of road shall be aggregate width of service roads and main roads for determining F.A.R. and height of the building.

5.7 In case of roads with varying widths, the existing road width shall be the average width considered by taking measurements from the edge of the property up to the end of the road. Such road should lead to another road having the same or higher width. However at any point on that road, the width should not be less than 75% of the width considered as existing width.

5.8 If the existing road width is between 6m to 9m and the proposed road width is 12m or above permission for high rise residential buildings shall be permitted if the premium FAR charges contributes to at least 50% of the cost of widening the road and Authority/local authority shall undertake the road widening work at least to 12m width after collecting such premium FAR charges. The road shall be developed before the completion of the project.

5.9 T.D.R may be claimed exclusively as permitted, without claiming premium F.A.R. subject to the total FAR being limited to that prescribed in the equivalence table

5.10 Value of Premium F.A.R. shall be calculated on permissible floor area @ 50% of the land cost. Land cost shall be as per the guidance value.

Eg: Extent of plot – 2000m^2 abutting road of existing width of 9m and proposed width of 12m.

Permissible F.A.R. – 1.9

Therefore Permissible Floor Area –1.9 x 2000 = 3800 m^2

Cost of land (guidance value) – Rs.4000 / m^2

$$\text{Cost / } m^2 \text{ of permissible floor area} = \frac{\text{Cost of land / } m^2 \times \text{Total extent of land}}{\text{Total permissible Floor Area}}$$

$$= \frac{4000 \times 2000}{3800} = \text{Rs.}2105.26$$

50% of cost/m^2 of permissible floor area = Rs.1052.63/m^2 say Rs.1053/m^2

Premium F.A.R. claimed – 1.0

Therefore Premium Floor Area – (2000 x 1.0) = 2000 m^2

Therefore cost for premium Floor area of 2000m^2 =2000 m^2 x 1053/m^2 = Rs.21,06,000.00

5.11 Amalgamation of plots

5.11.1 Additional permissible F.A.R. by amalgamating 2 or more properties shall be provided as mentioned in Table – 5. The amalgamated properties shall be treated as a single property for the application of these regulations.

TABLE – 5

Sl. No.	Total extent after amalgamating plots	Additional permissible F.A.R. for proposed road widths of		
		12 m	18 m	24 m and above
1.	Above 2000 m^2 upto 4000 m^2	0.3	0.3	0.3
2.	Above 4000 m^2 upto 8000 m^2	0.3	0.3	0.4
3.	Above 8000 m^2	0.3	0.4	0.5

5.11.2 Additional F.A.R. as mentioned in Table – 5 shall be considered for amalgamated properties belonging to different owners only.

5.11.3. Subdivided properties which are re amalgamated shall not be eligible for the additional F.A.R mentioned in Table – 5.

5.11.4. Any no. of properties may be amalgamated and developed as a single property. However the additional F.A.R. mentioned in Table – 5 shall be available for the total extent of such properties amalgamated, wherein the extent of the smallest property amalgamated shall not be less than 25% the extent of the biggest plot.

5.11.5. Properties having different land uses may be amalgamated into single property, except for park and open spaces, roads, public and semi public, agricultural zones.

If any portion of the amalgamated properties has been relinquished free of cost for road widening (TDR shall be available), then the regulations applicable for a single plot land use abutting the road shall be applicable and in other cases of amalgamation the regulations applicable for lower land use shall be applicable.

5.11.6. Additional permissible FAR shall be given only for properties amalgamated after the date of approval of these regulations.

5.12. Areas excluded from FAR computation

The following constructions are excluded from FAR computation:

1. Staircase / staircase room.
2. Architectural features which are not usable for living or other purposes.
3. Chimneys.
4. Garbage shaft.
5. Ducts.
6. Parking areas including driveways and ramps.
7. Swimming pools in any floor open to sky.
8. Over head tanks.
9. Escalators.
10. Lift wells and lift machine room.
11. Air conditioning plant on terrace.
12. Watch man's cubicle not exceeding 3.0 m^2 area.
13. Sewerage Treatment Plant as specified by KSPCB.

TABLE – 6

Sl. No	Limits of distance from the Aerodromes reference point measured horizontally to building structure of installations		Difference between the elevation of the top of the building structure or installations and elevation of the aerodromes (aerodrome reference point)
	International Civil Airports or their alternate	Other Civil Airports and Aerodromes	
1	Between 8534m and 22224m	Between 7925m and 22324m	Less than 152m
2	Between 7315m and 8534m	Between 6706m and 7925m	Less than 122m
3	Between 6095m and 7315m	Between 5486m and 6706m	Less than 91m
4	Between 4877m and 6096m	Between 4267m and 5486m	Less than 61m
5	Between 4267m and 4877m	Between 3658m and 4267m	Less than 49 m*
6	Between 3658m and 4267m	Between 3048m and 3658m	Less than 37 m*
7	Between 3048m and 3658m	Between 2438m and 3048m	Less than 24 m*
8	Between 2438m and 3048 m	Between 1829m and 2438m	Less than 12 m*
9	Below 2438m	Below 1829m	Nil except with the concurrence of the Civil Aviation Authorities

Note:

1) * Height limits shall be applicable for tree heights.
2) Irrespective of their distance from the aerodrome (even beyond 22 Km. limit from the aerodrome reference point), no radio masts or similar installation exceeding 152m in height shall be erected without the permission of the Civil Aviation Authorities.
3) No buildings, structures or installations exceeding the height indicated in Table – 6 should be permitted without N.O.C from Civil Aviation Authorities.
4) The location of the slaughter houses and other areas of activities like garbage dump which would attract high flying birds like eagles, hawks etc., and shall not be permitted within a radius of 10 Km from the aerodrome reference point.

6. REGULATIONS FOR EXISTING BUILDINGS:

6.1 Only authorised buildings constructed/commenced construction prior to coming into force of these regulations shall be treated as existing buildings.

6.2 Single site/development plan approval has to be obtained for plots having existing buildings proposed for further development or for development of additional buildings.

6.3 In case of buildings sanctioned prior to coming into force of these regulations, upper floors may be permitted to utilise the prescribed FAR according to these regulations by providing the required setbacks of these regulations at the level of construction of the upper floors and also subject to the production of structural stability certificate. However for existing buildings of only ground floor, one additional floor shall be permitted with the same setbacks as provided in the ground floor. Such upper floors shall not be permitted if the existing building is projecting into the proposed road widening limit as prescribed in the Master Plan unless such projections into the proposed road widening limit is demolished. The car parking requirements for the additional area constructed shall be as provided in these regulations. However provisions of clause No.19.9 may be availed in such cases.

6.4 Such upper floors shall be permitted over the existing building to the extent of FAR prescribed in the Zonal Regulations after deducting the FAR utilized in the existing lower floors. The setbacks for such upper floors should be as prescribed in this Zonal Regulations.

6.5 If such existing buildings are above 10m in height when permission is granted as per clause 6.3 or clause 6.4, all fire safety measures as prescribed in Part IV of N.B.C has to be provided for the entire building except the changes required to be made in the structure of the building. NOC has to be obtained from the Chief Fire Officer of Mangalore for the provisions made for all fire safety measures

7. APPLICATION OF LANDUSE

7.1. Land use categories prescribed in the Equivalence Table shall be applied for all properties abutting the roads of corresponding widths mentioned in the Table.

7.2 The proposed land use indicated towards the road side of a property shall be the land use for the entire property without identifying it for different uses by measuring as per the scale of the maps.

If more than one land use is indicated towards the road side of a property, any one of such land use or mixed use buildings shall be permitted in the property. Anyway this is not applicable if the land use proposed adjoining to the roadside property is reserved for Parks and Open space, Agricultural, Public & Semi-public and roads.

7.3 Different uses permitted in a given zone may be allowed in different floors of the building. In such cases, the regulations applicable to the use of the ground floor of the building shall apply to the entire building. If there is mixed land use in the ground floor, the predominant use among them shall be considered as the use of the ground floor.

7.4 In case of prohibited area (i.e., 100m radius around the monument) even if the land use is designated in the proposals, the regulations for the prohibited area zone prevails (refer areas of special control).

8. HIGH RISE BUILDINGS:

8.1 The minimum set back all-round for any high rise building shall be as per Table – 4

8.2 For high rise buildings, No Objection Certificates from the following departments have to be furnished by the applicant before obtaining Commencement Certificate/ license. The No Objection Certificates have to be obtained as per the conditions stipulated in this Zonal Regulations.

1. Department of Fire Services.
2. National Airports Authority (if the height is more than that prescribed in Table-6)
3. Karnataka State Pollution Control Board/MOEF, wherever applicable.
4. Coastal Regulation Zone Authority, where ever applicable.

8.3. For buildings with a height of above 10m & within 18.0m fire safety measures has to be provided in the building. NOC from the Chief Fire Office of Mangalore has to be obtained for such buildings.

8.4 The Department of Fire Services will consider No Objection Certificate for buildings considering the height of the building, setbacks, road width, ramps, parking and all other provisions of the Zonal Regulations. It may follow National Building Code (NBC) for other fire safety measures.

8.5 Commencement Certificate/license may issued by the Authority/local body for residential and commercial high rise buildings, if the applicant has applied for NOC from Karnataka State Pollution Control Board/MOEF as per the drawings and details provided in the application for commencement certificate/license and the applicant gives an affidavit that the development shall be done as per the conditions stated in the NOC given by Karnataka State Pollution Control Board/MOEF.

8.6. Non Residential high rise buildings shall face a road of minimum existing width of 12m.

8.7. Height of Residential buildings shall be governed by the width of the road abutting the plot as follows:

Maximum height of building permitted	**Minimum Road Width required**	
	Existing	**Proposed**
Up to 11.99m	Upto 6m	6m
12m up to 14.99m	6m	9m
15m up to 17.99m	Above 6m	9m
18m and above	9m	12m

This clause shall be read with note No. 4 of table – 4.

9. BASEMENT FLOOR:

9.1 Every basement storey shall be at least 2.4m in height from the floor to the bottom of the roof slab/beam/ceiling (whichever is less) and this height of basement floor shall not exceed 4.5m

9.2 When basement floor is proposed for car parking, convenient provision for entry and exit of vehicles shall be provided as follows.

Sl.No.	**Particulars**	**Entry and exit**
a	Approach for parking lots up to 20 car parking in one floor	one number of 3.5m width
b	Approach for parking lots above 20 car parking in one floor (in low rise buildings)	one number of 4.5m width or separate two numbers of 3.5m width each
c	Approach for parking lots in high rise buildings	one number of 6m width or separate two numbers of 3.5m width

Adequate drainage, ventilation and lighting arrangements shall be made in such basement floors.

9.3 If the set back is more than 2.0 m then the basement may be extended on all sides below the ground level except the side abutting the road, provided the minimum set back between the basement and the property boundary is 2.0 m which shall be retained as Natural Earth.

9.4 Basement floors upto a maximum of three levels may be permitted for car parking utilities/services and other uses as permitted. Considering the topography of Mangalore, more no. of basement floors may be permitted if the contours of the plot permit such additional basement floors, so that not more than three floors are totally below the ground contiguous to the building.

9.5 Allowable uses in basements floors, subject to Clause 5.12

a) Parking,

b) Machine rooms for services, utilities of the building.

c) Strong rooms of banks,

d) Store rooms etc.

e) X-ray rooms, radiology rooms, physiotherapy rooms, medical stores and similar ancillary services in hospitals.

f) Activities incidental to residential requirements such as, health club, gym rooms, indoor games, home theatre etc.

g) Living areas of allowable land uses for plot shall be permitted in portion of the basement floor which is exposed to the contiguous ground profile, by which natural air and ventilation is available."

Note: c to g are considered for FAR calculations.

10. GROUND FLOOR:

10.1 In case of undulated plots / sites or the road abutting the property has sloping vertical alignment, whereby two floors can be easily accessible from the road and the level difference between the ground / road and the floors at the point of access is more than 1.0m, but not more than 1.50m then both the floors shall be treated as ground floor i.e. lower ground and upper ground floor.

11. RAMPS

11.1 A ramp provided from surface level of the site to the basement floor shall have a minimum width of 3.50m and slope of not more than 1 in 8. The slope of the ramp shall commence from 1.5m of the front property line or 1.0m after the road widening line, if any.

11.2 Ramp or parking is not allowed in the land required for road widening.

11.3 Vehicular ramps of slope not more than 1 in 8 shall be permitted around the building if required, if the ground level contiguous to the building is sloping. The minimum width of such ramp shall be 6m for the buildings with a height of 18m and above for the movement of fire engines to reach all sides of the building. R.C.C. ramps may be permitted if ramp on natural ground is not possible within the permitted slope.

12. MEANS OF ACCESS:

12.1 The means of access which would be other than through public roads and streets, shall not be of more than 30 m length from the public road or street and if the width of such access is of 3.5 m, the F.A.R. and height of buildings coming up in such plots shall be regulated according to the width of the public road or street. However for High rise buildings, the width of access shall not be less than 6 m. If the length of means of access exceeds 30 m, F.A.R. and height of the building abutting such means of access shall be regulated with reference to the width of such means of access.

12.2 No construction may be permitted on plots abutting roads having less than 6m width unless the portion of the plot required for road widening up to 6m width or to any other required width prescribed in the Master Plan is surrendered free of cost.

12.3. In exceptional cases, G + 1 floors of maximum two dwelling units totally up to 150m^2 of floor area irrespective of the size of the plot, may be permitted on narrow lanes of less than 1.5m width where road widening upto 6m is not possible. In such cases the minimum means of access shall be of 3.0m beyond which front setback of 1m shall be provided. The rear and side setback shall also be minimum of 1m.

13. LIFT:

13.1 Lift shall have to be provided for buildings with more than ground plus three floors.

14. CORRIDORS, STAIRCASES AND PEDESTRIAN RAMPS:

14.1 The minimum width of corridors, staircases and pedestrian ramps for different buildings or types is as given in Table-7.

TABLE - 7

WIDTH OF CORRIDORS, STAIRCASES AND PEDESTRIAN RAMPS FOR DIFFERENT TYPES OF BUILDINGS

Sl. No.	Building use or type	Minimum width of the corridor (m)	Minimum staircase width (m)	Minimum Ramp width (m)
1	Residential building			
a)	Staircase inside the dwelling unit	Nil	1.0	Nil
b)	Common Staircase for multi dwelling building	1.5	1.25	Nil
2	Assembly buildings such as auditorium, community hall, religious building, temple, mosque or church and other buildings of public assembly or conference.	2.0	2.0	2.0
3	Institutional buildings such as:			
a)	Government office	2.0	2.0	2.0
b)	Government Hospitals	2.4	2.0	2.0
c)	Educational Buildings such as Schools, Colleges, Research Institutions.	2.0	2.0	2.0
d)	Commercial buildings such as retail shops, private office, nursing homes, lodges, etc.	1.5	1.5	1.5
e)	All other buildings	1.5	1.5	1.5

15. MEZZANINE FLOOR:

15.1 A mezzanine floor shall be accessible only from its lower floor and shall be allowed only in non residential buildings between ground and first floor.

15.2 The maximum area utilized as mezzanine floor shall not be more than 1/3 of the ground floor and it shall be included for calculating FAR.

16. GARAGES:

16.1 For the buildings up to a height of 10.0m, one garage may be permitted in the rear corner of the plot without the respective side and rear set backs, if the following requirements are fulfilled.

16.1.1 Height of the garage does not exceed 3.0m from the ground level.

16.1.2 One upper floor not exceeding 3m in height may be permitted provided at least one opening for light and ventilation is provided towards the owner's property.

16.1.3 Height of the garage and the upper floor, if any, is limited to 6.50 M from the ground level.

16.1.4 No openings are provided in the garage and its upper floor towards the neighboring buildings.

16.1.5 No other structures except one lumber room shall be provided in the rear side of the garage.

16.1.6 Depth of the lumber room should not exceed 1.25m.

16.1.7 Length of the garage including the lumber room and should not exceed one third of the length of the site or 6.0m whichever is less.

16.1.8 Width of the garage should not exceed 4.0 m

16.1.9 In the case of corner plots, the garage is to be located at the rear corner diagonally opposite to the road intersection.

17. PUBLIC TOILETS:

17.1 In any commercial complex, neighborhood shops and assembly buildings, public toilet blocks shall be provided compulsorily. Such public toilet shall be of minimum 1.5 percent of the total commercial floor area if the total commercial floor area is above

10000m^2 and of minimum 2 percent of the total commercial area if the total commercial area is less than 10000m^2. Minimum size of common toilets should be 1.0 m x 1.25 m.

17.2 During construction of apartments/commercial complex buildings or other public buildings etc., temporary toilets shall have to be provided for the use of workers.

18. PLOTS FACING THE ROADS PROPOSED FOR WIDENING:

18.1. In case of a plots facing the road proposed for widening or those having building line, the required land as indicated in the Master Plan or as required by the local authority for road widening shall be handed over to the local authority free of cost by a relinquishment deed by the owner of the land before sanction is accorded to the plan. DR/TDR shall be provided for the portion of the land surrendered or as mentioned in the Act/T.D.R. rules.

18.2 Where upper floors are permitted over the existing buildings which are sanctioned prior to the coming into force of these Zonal Regulations which are facing the roads proposed for widening in the Master Plan, the upper floors shall be limited at least 1.0m away from the proposed line of road widening and the applicant shall surrender the land free of cost and without claiming any compensation from the local authority. However, T.D.R. shall be provided for the land surrendered.

18.3. If the road widening work is undertaken by the authority/local body to a width equal to or less than that prescribed in the Master plan and if any building has to be partly demolished for the road widening, the reconstruction of the remaining portion of the building may be permitted from the widened road line itself instead of permitting the construction beyond the building line for the proposed width of the road. However the reconstructed building shall not have plinth area more than that of the original plinth area of the building and shall be reconstructed only upto the ground and first floor. This relaxation shall not be available if the owner of the building is proposing to construct a new building as per the provisions of these regulations. The above mentioned relaxation shall be available only if TDR is not availed for the portion of the building demolished.

19. PARKING REQUIREMENTS:

19.1 Parking space standards:

19.1.1 Each off-street parking spaces (parking bay) provided for motor vehicles shall not be less than 12.5 m^2 area (2.5 m X 5 m) and for scooter parking space provided shall not be less than 2.0 m^2 (2.0 m x 1.0 m) and it shall be additional 25% of the no. of car parks required as per Table - 8. The minimum width of drive way shall be 3.5 m, aisles and such provisions required for adequate monitoring of vehicles shall be exclusive of parking space stipulated. The width of driveway with entry to parking bays shall be:

Width of driveway	Width of parking bay
4.5 m	2.5 m
4.0 m	2.75 m
3.5 m	3.0 m

19.1.2. In case of parallel parking, 1.5m gap shall be provided between each parking bay length of 5m.

19.1.3 Mechanical parking provision to stack cars one above the other shall be permitted. However, the total car parking space required shall not be reduced by more than 25% by providing such mechanical car parking arrangements.

19.1.4 In case of multi level car parking, ramp shall be provided compulsorily. If car lifts are provided in additional to the ramps for M.L.C.P minimum two nos. of lifts shall be provided.

19.1.5 For building of different occupancies, off-street parking spaces for vehicles shall be provided as stipulated in Table – 8.

19.2 Areas excluded for computing vehicle parking:

The following areas shall not be considered while computing the vehicle parking requirement in addition to the areas excluded from FAR computation mentioned above.

1. Electrical room & electric substation.
2. Pump room.
3. Generator room.
4. Public toilets in commercial and public buildings.

5. All services provided within the plinth of the building.
6. Security room/maintenance room/fire control room provided within the plinth of the building.
7. Common corridors, staircase, lifts and open ducts.

TABLE – 8

Off-street parking spaces

Sl. No	Occupancy	Minimum one car parking space of 2.5 M x 5.0 M for every
1.a	Residential buildings upto 4 dwelling units.	No parking required for a floor area less than 100M^2 1 tenement exceeding 100 M^2 to 200 M^2 floor area. 1/2 tenement exceeding 200 M^2
1.b	Multi dwelling apartments building.	2 tenements each are having a floor area of less than 75 M^2 1 tenement exceeding 75 to 175 M^2 floor area. 1/2 tenement exceeding 175 M^2
2	Lodging establishments, tourist homes, hotels	4 rooms or 50 M^2 of floor area, whichever is more.
3	Educational	150 M^2 floor area or fraction thereof.
4	Hospital Nursing homes	100 M^2 floor area or fraction thereof. 75 M^2 floor area or fraction thereof.
5	Assembly/Auditorium	15 seats subject to minimum of 20 car parks or 50 sq.m of floor area, whichever is more.
7	Banks and other Retail business	50 sq.m floor area or fraction thereof
8	Industrial	100 M^2 floor area or fraction thereof plus one lorry parking (3.5 M x 7.5 M)
9	Storage/Wholesale Business	150 sq.m up to 600 M^2 floor area and every 200 M^2 thereafter or fraction thereof. Additional one loading/unloading bay (3.5 M x 7.5 M) for every 1000 sq.m
10	Community Hall / Kalyana Mantapa	50 sq.m of floor area or fraction thereof.
11	Office building (Government or Private) including IT & BT	50 sq.m of floor area or fraction thereof.
12	Restaurant serving food and beverage (excluding toilet areas)	50 M^2 of floor area
13	Hostels	10 rooms or 100 M^2 of floor area whichever is more

Note:

1) In case of multistoried residential apartment buildings, additional 10% of the required car parking space shall have to be provided extra for visitors / guest parking within the plot.
2) No parking space shall be insisted upon in the intensively built up area upto 100 m^2 of total floor area.
3) After completion of the building, if the occupancy of any portion of the building is changed by which more no. of car parking is required as per Table – 8, then provisions of clause No.19.9 shall be availed by the occupants of the building.
4) In case of 1 a. and 1 b. of Table – 8 where 2 car parks are required for 1 tenement, such car park may be provided one behind the other. “This provision shall not be applicable to commercial buildings”.

5) Parking provision for building on stilts:

a) Parking provided on the ground floor for the building on stilts, parking area shall be exempted from the calculation of F.A.R.

b) All sides of the stilt parking shall be open. If it is enclosed the area will be taken for F.A.R.

c) When stilt parking is provided, the height shall be considered for calculating the total height of the building.

19.6 Car parking as per Table -8 or additional car parking prescribed in these regulations may be provided in the setback area allowing 3.5m from the building as drive way (wherever required) in case of the buildings within a height of 18m, and allowing 6m from the building as driveway in case of buildings having a height of 18m and above. The front setback may be used for parking in case of commercial buildings if no compound wall is constructed between the plot and the road. However this shall be exclusive of the parking area required for the building as per table 8. For buildings up to two residential dwelling units or for residential buildings up to 7m height, side setbacks may be used for car parking without such restrictions.

19.7 For Commercial complexes with retail shops or multiplexes having an area of 2,500m^2, additional 1 no. autorikshaw parking (2.25 x 1.75m) and 1 no. additional parking for every 2,500 m^2 or fraction thereafter has to be provided. This parking facility has to be treated as public parking and shall be abutting the road. The area of the building considered for the parking requirement shall be the area considered for computing other vehicle parking requirements in the building.

19.8. If parking facility required for non residential buildings as per Table – 8 is not possible within the available space in the basement floors or in the open space due to the topography or site condition, the short fall in car parking up to 50% of the required car parks may be permitted to be provided in any other plot in the neighborhood within 100 m from the boundary with access of not less than 9m width from the main road. Such alternate plot should be owned by the person developing the building and the construction of the shifted car parks should be completed before issuing the occupation certificate to the building.

19.9. In case of non residential buildings, if parking required for the existing portion of the building (as per Z.R at the time of the approval of existing building) or for additional construction (as per these regulations), is not possible within the available space in the basement floors or in the open space, the owner of the plot may pay the authority or the local authority parking fees for shortage of car parking of the requirement. The authority/local authority shall collect the car parking fees calculated as the sum of land cost @ guidance value and construction cost @ Rs. 10000 per Sq m. of built up area (The rates may be revised by the Authority from time to time). 10% supervision charges of the Authority/local authority on the total amount shall be collected extra. The Authority/local authority shall use such amounts collected for constructing MLCPs in the vicinity. 30m^2 shall be the built up area considered for each car parking requirement. The land cost for car parking shall be calculated at the guidance value of the subject land where there is shortage of car parking, considering 12.5Sq m of land for each car parking.

19.10. Parking area violation by constructing other land uses, shall be demolished or taken over by the Authority or local Authority (without any compensation) as decided by the Authority. Similarly additional area constructed without parking provisions made as per these regulations also shall be demolished or taken over by the Authority or local Authority as decided by the Authority.

20. AREAS OF SPECIAL CONTROL:

20.1 The historical monuments in any city reflect the past glory of the city. As they attract tourists both from inside and outside the country. While permitting developments around historical monuments, care has to be taken to see that their aesthetic environs are not affected, in order to preserve aesthetic environs around these monuments it is necessary to declare the areas surrounding these monuments as zones of special control and impose the following special regulations around these monuments.

20.2 In the Karnataka Town & Country Planning Act 1961 under Section 12(1) (d) provides for declaring certain areas as areas of special control and framing of regulations to control development in such areas in regard to building line, height of buildings, F.A.R., architectural features etc., so as to preserve their historical and architectural importance.

20.3 In Mangalore, two historical monuments which warrant preservation. One is **"Mangaladevi Temple"** the goddess of luck. It is situated in Jeppu. It is believed that the city derives its name from this temple. The 2nd monument is "Tippu Fort" facing Gurupur river

and the Arabian Sea near Sultan Batheri in Bolur. This has been declared as protected monument. It was built during the regime of Tippu Sultan who took over the control of the city during 18th Century.

20.4 The third is a Jain basidi in Mulki area; which is also a historical monument. These three monuments attract most of the tourists and others coming to the city invariably. It is felt necessary to preserve them with utmost sanctity and good environment. Keeping this in view, the Government of Karnataka in Circular No.HUD 350 TTP 87 dated 12-08-87 has issued instructions not to permit any structure within the radius of 100m.

Other areas of special control are:

a) Old D.C. Office, Mangalore.

b) Residence of D.C., Mangalore.

c) Residence of S.P., Mangalore.

d) Residence of Port Officer, Mangalore.

20.5 Permission shall be given for buildings with not more than two floors (Ground plus First) or upto 50% elevation of the monument whichever is higher within a radius of 100m from the boundary of these monuments.

21. DEVELOPMENT CONTROL WITHIN 500m OF HIGH TIDE LINE IN THE SEA-SHORE:

21.1 The Government of India earlier issued instructions to all state governments to prohibit development activities within 500m of coastal stretches of High Tide Line. This has been done after considering the need for protecting the coastal areas and beaches from environmental degradation. Prohibition of developmental activities of any kind has caused considerable problems to State Governments as there are existing developed areas within the stretch of 500m.

21.2 Keeping this in view and ensuring that the use and activities in the coastal areas are consistent with principles and requirements of environment conservation, the Government of India has proposed Coastal Regulations Zone and to impose restrictions on developmental activities. The regulations have been framed under Section 3 of the Environment (Protection) Act, 1986 and are published in the Gazette of India-Extra ordinary dated 27-07-1990 inviting public comments.

21.3 These regulations among other things permit developments in the area already developed/partly developed with certain restrictions and subject to land use and other regulations framed under the Town & Country Planning Act prevailing in the State.

21.4 Hence for the developments within the stretch of 500m of high tide line of sea and within the stretch of 100m of high tide line of rivers, it is proposed to insist No Objection Certificate from C.R.Z. Authorities established in Mangalore, before issue of Commencement Certificate/technical opinion. For lakes minimum of 30m buffer is to be left.

22. DISTANCE OF BUILDING FROM ELECTRICAL LINES:

TABLE -9

Sl. No	Description	Vertical distance from maximum sag of electrical line (m)	Horizontal distance from the edge of the electrical line (m)	Electric line corridor width (m)
1	L.T. line	3.5	1.8	4.5
2	H.T. line of 11 KV	4.5	1.8	4.5
3	H.T. line of 33 KV	4.5	2.5	15.0
4	H.T. line of 66 KV	4.58	3.0	18.0
5.	H.T. line of 110 KV	5.0	3.2	22.0
6.	H.T. line of 132 KV	5.0	3.5	27.0
7.	H.T. line of 220 KV	6.2	4.2	35.0
8.	H.T. line of 400 KV	Subject to clearance form Electrical Dept.		50.0

Note:

1. *No habitable building shall be permitted within the horizontal and vertical distance from the electric line mentioned in Table -9*

2. *Buildings above 10m height and growing of tall trees shall not be permitted within the electric line corridor beyond the vertical and horizontal distance mentioned above.*

23. SECURITY DEPOSIT:

23.1 To ensure compliance with these regulations and directions given in the sanctioned plan and other conditions, the applicant shall deposit a sum at the rate of Rs.50 per Sq.m of floor area for commercial buildings and Rs.25 per Sq.m for residential buildings as refundable interest free security and earnest deposit for the following categories of buildings, namely:

23.1a. Residential apartments building with more than four dwelling units.

23.1b Commercial buildings

23.2 The security deposit shall be refunded at the time of issuing the Occupancy Certificate. If the construction is not as per approved plan this deposit amount would be forfeited and separate action initiated as per the provisions of KTCP Act, KMC Act and KM Act. The security deposit shall also be adjusted towards any penalty or charges levied by local Authority on the building during the course of construction.

24. SOLAR WATER HEATER REQUIREMENTS:

TABLE - 10

Solar lighting and water heater requirements

Sl. No.	Type of use	100 litres per day shall be provided for every unit
1	Restaurants service food and drinks with seating / serving area of more than 100 m^2 and above.	40 m^2 of seating or serving area
2	Lodging establishments and tourist homes	3 rooms
3	Hostel and guest houses	6 beds / persons capacity
4	Industrial canteens	50 workers
5	Nursing homes and hospitals	4 beds
6	Kalyana mantapa, community hall and convention hall (with dining hall and kitchen)	30 m^2 of floor area
7	Recreational clubs	100 m^2 of floor area
8	Residential buildings:	
	a) Single dwelling unit measuring 200 m^2 of floor area or site area of more than 400m^2 whichever is more.	
	b) 500 liters per day for multi dwelling unit/apartments for every 5 units and multiples thereof.	
9	Solar photovoltaic lighting systems shall be installed in multi unit residential buildings (with more than five units) for lighting the set back areas, drive ways, and internal corridors.	

25. SAFETY MEASURES AGAINST EARTHQUAKE.

25.1 High-rise buildings shall be designed and constructed adopting the norms prescribed in the "criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards, making the buildings resistant to earthquake. The supervision certificate and the completion certificate of every such building shall contain a certificate recorded by the registered engineer / architect that the norms of the National Building Code and IS No.1893-2002 have been followed in the design and construction of buildings for making the buildings resistant to earthquake considering Mangalore in Zone III.

26. **FACILITIES FOR PHYSICALLY HANDICAPPED PERSONS**:

26.1 Public and semi-public buildings above 300 m^2 and commercial buildings above 5000 m^2 shall be designed and constructed to provide facilities to the physically handicapped persons as prescribed in the Schedule – I of these Zonal Regulations.

SCHEDULE – I

Regulations for physically handicapped persons

1. **These Regulations shall apply to the physically handicapped persons having the following disabilities.-**
   - **a) Non-ambulatory disabilities:** Impairments that regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs;
   - **b) Semi-ambulatory disabilities:** Impairments that cause individuals to walk difficulty or insecurity. Individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary land cardiac ills may be sent ambulatory.
   - **c) Hearing disabilities:** Deafness or hearing handicaps that make an individual insecure in public areas because he is unable to communicate or hear warning signals.
   - **d) Sight disabilities:** Total blindness or impairments affecting sight to the extent that the individual functioning in public areas is insecure or exposed to danger.

2. Access path / walk way: The width of access path / walk way from plot entry and surface parking to the building entry shall not be less than 1.80m. It shall not have a gradient exceeding 5%.

3. Surface parking: At least two car spaces shall be provided at surface level near entrance with maximum travel distance of 30.00m from the building entrance.

4. Space for wheel chair users: Adequate space shall be kept for the free movement of wheel chairs. The standard size of wheel chairs shall be taken as 1.05 m x 0.75m the doors shall have a minimum width of 0.9 m to facilitate the free movement of wheel chairs.

5. Approval to plinth level: At least one entrance shall have approach through a ramp. The ramp shall have a minimum width of 1.80m with maximum gradient of 1:10.

6. Entrance landing: Entrance landing shall be provided adjacent to ramp with the minimum dimension of 1.80 m x 2.00 m.

7. **Corridors:** The minimum width of corridors shall be 1.80 m

8. Staircase: - The minimum width of staircases shall be 1.50 m. The minimum number of risers on a flight shall be limited to 12. Size of treads shall not be less than 0.3 m and the height of risers shall not be more than 0.15 m.

9. **Lift: -** Lift shall have to be provided for buildings with more than ground plus three floors.

10. **Toilets:** - One special water closet in a set of toilets shall be provided for the use of handicapped persons with wash basin keeping in view the following provisions:

a) The minimum size of toilet shall be 1.50 m x 1.75 m.

b) The maximum height of the W.C. set shall be 0.50 m above the floor.

11. Hand rails: Hand rails shall be provided for ramps, staircases, lifts and toilets. The height of hand rails shall be normally 0.80 m above the floor level. If the building is meant for the predominant use of children, the height of hand rails may be suitably altered.

12. Guiding / Warning floor material: The floor material to guide or to warn the visually impaired persons with a change of color or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture shall give audible signals with sensory warning when person moves on this surface with walking stick. The guiding / warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas;

(a) The access path to the building and to the parking area.

(b) The landing lobby towards the information board, reception, lifts, staircase and toilets.

(c) At the beginning / end of walkway where there is vehicular traffic.

(d) At the location abruptly changing in level and at the beginning / end of ramp.

(e) At the entrance / exit of the building.

13. Proper signage (only for public & semipublic buildings): Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signage. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision, where as visual signals shall benefit those with hearing disabilities.

Signs should be designed and located such that they are easily legible by using suitable letter size (not less than 20 mm size). For visually impaired persons, information board in Braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any protruding sign, which creates obstruction in walking.

The symbols / illustrations should be in contrasting color and properly illuminated so that with limited vision one may be able to differentiate amongst primary colors.

27. RAIN WATER HARVESTING:

27.1 Every building with a plinth area of exceeding 100 m^2 and built on a site measuring not less than 200 m^2 shall have one or more rain water harvesting structures having a minimum total capacity as detailed in Schedule – II. Provided that the authority may approve the rain water harvesting structures of specifications different from those in Schedule – II, subject to the minimum capacity of rain water harvesting is being ensured in each case.

27.2 The owner of every building shall ensure that the rain water harvesting structure is maintained in good condition for storage of water for non potable purposes or recharge of ground water at all times.

<u>SCHEDULE – II</u>

Rain water harvesting structures:

Rain water harvesting in a building site includes rainwater storage or recharging it, falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

(a) Open well of a minimum of 1.0m diameter and 6.0m in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden, etc.

(b) Rainwater harvesting for recharge of ground water may be done for a bore well around which a pit of one meter width may be excavated up to a depth of at least 3.0m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore well.

(c) An impervious storage tank of required capacity may be constructed in the setback or other space and the rain water may be channeled to the storage tank. The storage tank may be raised to a convenient height above the surface and shall always be provided with ventilating the surface and shall always be provided with ventilating covers and shall have draw off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

(d) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphologic and topographical condition, the pits may be of the size of 1.2m width x 1.2m length x 2.0m to 2.0m depth. The trenches can be 0.5m or 0.6m width x 2.0m to 6.0m length x 1.50m to 2.00m depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be backfilled with filter media comprising the following materials.

  i) 40 mm stone aggregate as bottom layer up to 50% of the depth.

  ii) 20 mm stone aggregate as lower middle layer up to 20% of the depth.

  iii) Course sand as upper middle layer up to 20% of the depth.

  iv) A thin layer of fine sand as top layer.

v) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.

vi) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents lose soil entering into pits/trenches. The projection of the wall above ground shall at least be 0.15m.

vii) Perforated concrete slabs shall be provided on the pits/trenches.

(e) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed land refilled with course sand to allow percolation of rain water into ground.

2. The terrace shall be connected to the open well/bore well/storage tank/ recharge pit/trench by means of H.D.P.E/P.V.C. pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchments, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm diameter for a roof area of $100m^2$.

3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

28. DEVELOPMENT RIGHTS (DR)/TRANSFER OF DEVELOPMENT RIGHTS (TDR):

Shall be as per provisions under Section 14-B of KTCP Act and terms and conditions notified by the Government from time to time.

29. SUB DIVISION REGULATIONS:

The purpose of these regulations is to guide the development of new areas in accordance with the land use plan. These sub-division regulations are confined to standards of size of plots, street widths and community facilities. While sanctioning the sub-division of a plot under section 17 of the Karnataka Town and Country Planning Act, 1961, the Authority shall, among other things, see that the following planning standards are followed.

29.1 Any sub division of property including family partition requires prior approval of Mangalore Urban Development Authority.

29.2 No building plot resulting from a sub-division after these regulations come into force is smaller in size than 54 m^2 in residential zone. In specific cases of sites for housing schemes for economically weaker sections, low income groups, slum clearance and Ashraya housing, the Authority may relax the conditions.

29.3 Minimum right of way for streets proposed in layouts shall be as per Table – 11

TABLE – 11

Standards for roads

Sl. No.	Length and category of streets	Minimum right of way (m)
1	**Residential**	
	a) Upto 30m	6
	b) Above 30 m upto 300m	9
	c) Above 300 m upto 500m	12
	d) Above 500m	18
2	Collector street (minor roads)	12
3	Major Collector roads (feeder streets)	18
4	Arterial roads	18, 24 & 30
5	**Commercial**:	
	a) Retail	12
	b) Others	18
6	Industrial	18

29.4 Approval of single plot for residential/non residential purposes facing existing road

29.4.1 An extent of land up to 4000 Sq m which is not proposed to be subdivided or which is not part of any approved layout shall be approved as single plot subject to the following conditions.

29.4.1.a The land in question should have been converted for non-agricultural purposes and the extent of land converted shall not be more than 4000 Sq m.

29.4.1.b. The land shall have access from the public road and the use of land shall be in accordance with the Zonal Regulations of the Master Plan.

29.4.1.c. In case of amalgamated properties, single site approval shall be given considering the amalgamated properties as a single property.

29.4.1.d. Roads as shown in the Master Plan with the proposed width shall be incorporated in the single plot and the portion of the road falling within the plot shall be handed over to the authority free of cost. However TDR shall be provided for the land surrendered.

29.4.1.e In case the plot gets bifurcated by virtue of providing the road proposed in the Master Plan, then each such sub divided plot shall be treated as individual single plot and the regulations shall apply accordingly.

29.4.1.f The necessary development charges shall be paid to the Authority. This fee is in addition to recovery of fee under section 18 of Karnataka Town and Country Planning Act and other fees/charges prescribed by the government from time to time.

29.4.1.g If the owner of single plot desires to sub divide the plot subsequently to two or more plots, he shall obtain approval from the authority treating it as sub-division of land and the norms apply accordingly as prescribed for approval of layout plan in the Zonal Regulation.

29.5 Norms for Approval of Residential/non residential layout shall be subject to the following conditions:

29.5.1. Any extent of converted Non Agricultural land or approved single plot / amalgamated properties in a single site may be considered.

29.5.2. The land shall have access from a pubic road and the use of land shall be in accordance with the proposals of the Master Plan.

29.5.3 Road widths in the layout shall be as prescribed in Table – 11.

29.5.4. 10% of the land shall be earmarked as open space

29.5.5. 5% of the land shall be earmarked for civic amenities in case of residential layouts and civic amenities or parking, as decided by the Authority, for non residential layout. In exceptional cases where the area under roads crosses 40% and above due to incorporation of major road proposed in master plan the reservation under civic amenities may be relaxed proportionately.

29.5.6 After providing for roads, 10% for park and open space and 5% for civic amenities or parking, remaining area shall be earmarked for residential / non residential purpose whichever is applicable.

29.5.7. When the extent of land for layout is 4000 sq m or less, in case the applicant desires, 15% of the land cost as per guidance value may be paid to the Authority in lieu of land to be surrendered for civic amenities, park and open space.

The value to be recovered from the land owner in lieu of Open space and Civic Amenities shall be in addition to the fee to be collected under Section 18 of the K.T.C.P Act, development charges and any other fees/charges prescribed by the Government from time to time.

The Authority shall deposit the amount so collected under a separate Head of account and the amount shall be utilised only for acquisition of areas reserved as parks and open space in the approved Master Plan. The Authority shall, under no circumstances divert this amount for any other purposes.

In case the landowner refuses to pay the market value of the equivalent land in lieu of open space and civic amenity to be reserved, the authority shall approve the sub division providing land separately to an extent which otherwise would have been reserved for parks, open spaces and civic amenities as per Zoning Regulations and shall take possession of such land free of cost from the land owner, and the Authority may dispose the same through auction for the purpose decided by the authority.

29.5.8 Out of the area earmarked for residential purpose, on owner's request, up to 3% of the total extent of land may be earmarked for commercial purpose in case of residential layout.

29.5.9 Road as shown in the Master Plan with proposed road width shall be incorporated in the sub division plan and the portion of the road falling within the plot shall be handed over to the Authority in lieu of TDR. All roads in the layout plan shall be handed over to the Authority free of cost.

29.5.10 The roads, parks and open spaces, civic amenities and all common facilities such has water supply, UGD etc., shall be maintained by the residents association / owners of the plots, if the extent of the layout is upto 4,000 sqm and if the extent is above 4,000 sqm the area reserved for park, open space, civic amenities and roads shall be handed over to the Authority / Local Authority free of cost through a registered relinquishment deed before taking up development of the layout. Preference may be given to the residents association to maintain the parks and open spaces. No TDR shall be available for such land surrendered except for the land surrendered for widening of approach road to the layout.

29.5.11 In case of family partition reservation of land for park and open space and civic amenities shall not be applicable. However, portion of the land required for road widening if any shall be surrendered free of cost (T.D.R. shall be available for such portion surrendered). If any roads are proposed in the partitioned layout, the same shall be as per Table – 11 of these regulations (no TDR shall be available for such land surrendered for the roads inside the layout). The development in such subdivided plots shall be done by the beneficiaries of the family partition only (license and occupation certificate for the buildings developed shall be in the name of the beneficiary only) and if such subdivided plot is sold and anybody outside the family partition applies for building license or occupation certificate the purchaser shall pay 15% of the land cost at guidance value in lieu of park and open space and civic amenities which was exempted in case of family partition. This condition shall be imposed while approving such layouts.

29.5.12. If the total extent of the layout is more than 20000m^2 and if there are no internal road provided in the layout to access any land locked properties (without adequate approach road) beyond the layout, then a peripheral public road of minimum 12m width shall be provided and if the extent of layout is more than 40,000m^2, an additional similar public road shall be provided as decided by the Authority.

<u>29.6 Regulations for plot sub divided and registered prior to the coming into force of these regulations</u>:

29.6.1. Plots sub divided and registered under the Stamp Act prior to 26-03-2011 shall be considered as original plots and single site approval/development plan approval shall be given subject to the following conditions.

29.6.1.a Portions of the land from the individual plot required for road widening as per Master Plan, to be surrendered to the Authority in lieu of T.D.R

29.6.1.b 15% of the cost of the plot has to be paid to the Authority (as per the guideline value or the registered value of the plot, whichever is higher) in addition to recovery of fees under Section 18 of the K.T.C.P. Act and other fees/ charges prescribed by the Government from time to time.

29.6.1.c The above mentioned amount (15% of the cost of the plot in lieu of 15% of the land to be reserved for park and open space & civic amenities) shall be collected for different sizes of plots as follows:

29.6.1.d After making payment to the authority as mentioned above, if such plots have to be further sub divided, no further payment as mentioned above has to be paid to the authority.

Extent of plot	**Amount to be collected**
Upto 125m^2	No amount to be collected
Above 125m^2 upto 250 m^2	50% of the amount to be collected
Above 250 m^2 upto 500 m^2	75% of the amount to be collected.
Above 500 m^2	Full amount to be collected.

29.7 Regulations for Development Plan:

29.7.1 Any extent of land above 4000 Sq m with one or more building block shall be approved as development plan subject to the following conditions.

29.7.1.a. The land in question should have been converted for non-agricultural purposes.

29.7.1.b. The land shall have access from the public road and the use of land shall be in accordance with the Zonal Regulations of the Master Plan.

29.7.1.c. In case of amalgamated properties, development plan approval shall be given considering the amalgamated properties as a single property.

29.7.1.d. Roads as shown in the Master Plan with the proposed width shall be incorporated in the development plan and the portion of the road falling within the plot shall be handed over to the authority free of cost. However, TDR shall be provided for the land surrendered. All internal roads, UGD and water supply line etc., of the development plan are to be developed and handed over to the residents association in case of residential development and Owners / Owners Association for maintenance.

29.7.1.e. 10% of the total area shall be reserved for park & open space and handed over to the local residents association in case of residential development and Owners / Owners Association for maintenance.

29.7.1.f. A minimum 5% of total plot area or the proportionate plot area (based on the percentage of FAR used) used for residential development shall be provided for civic amenities and the owner or developer shall develop such civic amenities which shall be handed over to the local residents association for maintenance. The mode of such handing over shall be decided by the Authority. If the civic amenities are provided within the building to the satisfaction of the Authority (minimum 2% of the total floor area), 5% of plot area need not be reserved separately for civic amenities and the FAR shall be calculated for the full extent.

In case the civic amenities are proposed to be provided in the residential buildings itself and separate land is not reserved for civic amenities, such condition shall be put in the approved development plan.

29.7.1.g. A peripheral public road of minimum 12m width shall be provided to access any land locked properties (with out adequate approach road) beyond the development plan boundary, as decided by the Authority, if the extent of the development plan is more than 20,000 sqm. Such road shall be relinquished to the Authority in lieu of TDR.

29.7.1.h. FAR is calculated on the entire area (excluding the portion surrendered for road widening) after deducting area reserved for civic amenities.

29.7.1.i. Parking area requirement shall be as per Table – 8. An additional 5% of the total plot area or the proportionate plot area (based on the percentage of FAR used) used for non residential development shall be reserved for surface parking. Alternatively if the total number of car parking which can be accommodated in the land reserved for surface parking is provided additionally within the building (considering 25m^2 of land required for 1 car parking), 5% of the land for surface car parking need not be reserved.

29.7.1.j. The necessary development charges shall be paid to the Authority. This fee is in addition to recovery of fee under section 18 of K.T.C.P Act and other fees/charges prescribed by the Government from time to time.

29.7.1.k. If the owner of the plot who has got approval for a development plan, desires to subdivide the plot or get approval of layout at subsequent dates, he shall obtain approval by the authority separately as per the norms prescribed in the Zonal Regulations

29.7.1.l. Group housing development shall be permitted in such plots. However if the plot is bifurcated internally and sold separately to individuals with undivided interest in the common areas (roads, parks etc.,) and common facilities, the minimum approach road width to each such bifurcated plot has to be as per Table -11 and FAR is regulated as per road facing the plot or the approach road whichever is lesser.

29.7.2. Development plan shall contain the following details.

a) Land use Analysis – A plan showing roads (if any), parks and open spaces, civic amenities, other land uses, H.T. Lines and major storm water drains .

b) Contour map of the land showing the levels in and around the plot and all natural features such as well etc.

c) Building footprint plan – A plan showing the coverage of buildings & setbacks, schematic section of all buildings showing the no. of floors including basement floors & height of buildings and ground levels contiguous to the building/s.

d) Summary statement with the following details of each building;

- Land use analysis
- no. of floors including basement floors.
- height of building.
- coverage.
- FAR.

e) Summary statement of calculating car parking requirements and car parking provided.

Note: Wherever the term TDR is mentioned, it shall be applicable as and when notified by the government.

30. REGULATIONS FOR INTEGRATED TOWNSHIP:

30.1 The minimum extent of property for the development of integrated township shall be 20 Ha. Multiple land parcels each not less than 20 Ha. contiguous, interconnected with roads can be part of a single Integrated Township.

30.2 The minimum width of approach road to an integrated township shall be 12m and such roads should have been proposed for widening in the Master Plan to not less than 24m

Note: If the road is not developed to the required width, the Authority shall collect the required amount to widen the road from the person proposing to develop the township and shall complete the widening of the road before allowing occupation of the township.

30.3a Permissible land uses:

i) Residential

ii) IT / BT related activities / Industrial

iii) Commercial

30.3b Permissible Usage:

a) Minimum area for Civic amenities – 5%

b) Minimum area for Park & Open spaces – 10%

c) Non residential uses shall be permitted only up to 40% of the remaining area after providing required area for roads. The balance area shall be used for residential uses.

30.3c The area reserved for Park and Open spaces, Civic Amenities and Roads shall be handed over to the Authority free of cost through a registered relinquishment deed. The area reserved for Park and Roads shall be developed by the owners before such handing over .The Authority may by preference hand over the developed Park and Open Space to the Residents Association for maintainance.The Civic Amenities site surrendered shall be disposed off by Authority as per prescribed rules.

***Note**:*

If further sub division of plots are made, only roads have to be provided as per Table – 11 and no further land has to be provided for CA and park and open spaces.

30.4 The FAR is calculated for the entire area excluding area reserved for park and open spaces, civic amenities and roads as mentioned above.

30.5 The width of the roads in the integrated townships shall be as specified in Table - 11.

30.6 The minimum width of roads abutting properties of commercial land use shall be 18 m.

30.7 N.O.C. from Karnataka State Pollution Control Board and MOEF has to be obtained for the township as applicable. In case of High Rise buildings within the Integrated Township NOC shall be obtained as per Clause No.8.2 of these regulations.

30.8 F.A.R. and ground coverage for integrated township shall be as follows:

TABLE - 12

Proposed width of approach road to Integrated Township	Coverage	F.A.R.			
		Permissible	Premium	TDR	Total
24 m	50%	2.00	1.00	50% of premium FAR	3.5
30 m	45%	2.25	1.00	50% of premium FAR	3.75
45 m	45%	2.50	1.00	50% of premium FAR	4.00

Note: coverage shall be calculated for the extent after excluding the area surrendered for roads and civic amenities.

30.9. Approval of development plan of the Integrated Township showing the following details has to be obtained from the Authority before applying for license for the individual buildings.

a) Land use Analysis – A plan showing roads (if any), parks and open spaces other land uses, H.T. Lines and major storm water drains.

b) Contour map of the land showing the levels in and around the plot and all natural features such as well etc.

c) Building footprint plan – A plan showing the coverage of buildings & setbacks, schematic section of all buildings showing the no. of floors including basement floors & height of buildings and ground levels contiguous to the building/s. It should also show green area provided in the township, including parks (minimum of 35% of the total extent).

d) Summary statement with the following details of each building;
- Land use analysis
- no. of floors including basement floors.
- height of building.
- coverage.
- FAR.

e) Summary statement of calculating car parking requirements and car parking provided.

f) Green area provided in the township, including parks. (Minimum of 35% of the total extent.)

30.10 License and Occupation Certificate may be issued for individual buildings if the F.A.R. consumed and parking provisions are made as mentioned in the development plan. If there is any deviation, revised development plan has to be obtained from the Authority before issuing the license or occupation certificate as the case may be.

30.11 Park and Open Spaces and all services to the buildings shall be developed proportionate to the other developments in the township.

30.12 If additional land has to be added to the Integrated Township for which permission has already been obtained, revised development plan including the portion of the land to be added has to be approved by the Authority as per the norms mentioned in this regulations.

30.13 Integrated Township shall be permitted for all lands irrespective of the land use prescribed in the Master Plan. However, if any park and open space, public and semi public area designated in the Master Plan falls within the proposed area for integrated township, the same extent of land has to be maintained as park and open space and public and semi public area in the proposed town ship. However it could be part of the requirement as per clause No. 30.3b.

30.14. The Authority may acquire any land required for development as part of integrated township upto 15% of the total extent proposed by the developer. If the Authority is convinced that the acquisition of such lands is necessary for the proper development of the township. The Authority may provide such acquired land for the development of the township by participating in the development as owner of such lands in public interest after negotiation with the developer.

By Order and in the name of the Governor of Karnataka

Basavaraj Baradeli

Under Secretary to Government (IC)

Urban development Department.

PR-973

PUBLIC WORKS, PORTS AND INLAND WATER TRANSPORT SECRETARIAT

NOTIFICATION

No. PWD 4 PSP 2011, Bangalore, Dated: 03.10.2011

In exercise of the powers conferred by section 33, 34, 46 and 47 of the Indian Ports Act, 1908(Central Act XV of 1908) and in super session of all Notification No. PWD 117 PSP 1996 dated 8th September 1997, published in Karnataka Gazette (Extra-Ordinary) in Part-IV-2c (ii) dated 20th November 1997 and all other Notifications issued in this behalf and after consulting the Director of Ports and Inland Water Transport, Karwar, the Government of Karnataka hereby exempts from payment of Port dues and determines and varies the rates of port dues specified in the schedule.

SCHEDULE

Sl. No.	Name of the Port	Vessels Chargeable	Rate of Port Dues	Dues how often chargeable in respect of same vessels
1	2	3	4	5
1.	**Mangalore**	(a) Foreign ship or steamer calling at any port	₹.6.00 per GRT (Gross Registered Tonnage)	Payable on each entry into the port
2.	Malpe	b) Coastal ships / Steamers calling at any port	₹.4.00 per GRT (Gross Registered Tonnage)	Payable on each entry into the port
3.	Hangarkatta	c) Coastal Tugs, country craft, sailing vessels, Barges Launches, etc. not included above calling at any port	₹.3.00 per GRT (Gross Registered Tonnage)	Payable on each entry into the port
4.	Kundapur			
5.	Bhatkal			
6.	Honnavar			
7.	Tadri			
8.	Belekeri			
9.	Karwar (including Sadashivgad)			

Explanation –I:

(a) "Sailing Vessel" means a vessels propelled with sufficient sail area for navigation under sail alone whether or not fitted with mechanical means of the propulsion and includes rowing boat or canoe.

(b) "Steamer / ship" means any vessel other than a sailing vessel.

(c) "Coasting ship" or "Coasting steamer" means respectively a ship or steamer which at any port discharge cargo exclusively from, or takes in cargo exclusively from, or takes in cargo exclusively for, any port in India.

(d) "Foreign ship" or "Foreign Steamer" means respectively a ship or steamer not being a "Coasting ship" or "coasting Steamer".

(e) "Towing Vessels" arriving at a port should enter and clear and be assessed for port dues and the craft being towed treated as cargo.

Provided that for the purpose of Levy of Port dues, vessels shall not be deemed during one and the same voyage to be both "Coasting Ship" or Steamer and a Foreign ship or steamer but port dues shall in respect of such voyage be leviable on such vessels either as a coasting or as a Foreign Ship or steamer whichever rate is higher.

Explanation-II:-

1. The rates of port dues chargeable on any vessels entering any port in Ballast and not carrying passenger shall be seventy five percent of the rates specified in the above schedule.

2. When a vessel entered a port but does not discharge or take in any cargo or passenger therein (with exception of such un-shipment and reshipment as may be necessary for the purpose of repairs) she shall be charged with port dues at fifty percent rates with which she would otherwise be chargeable.

3. No port dues shall be levied on;

(a) Any pleasure yatch, or

(b) Any vessels which having left any port is compelled to re-enter it by stress of weather or in consequence of having sustained any damage, or

(c) Any vessels which having entered any port leaves it within twenty four hours without discharging or taking in any passengers or cargo, or

(d) Vessels belonging to Indian Navy, Coast Guard, Customs, Coastal Security Police, or

(e) Any vessels under apprehension by Navy/Coast Guard/Customs/Coastal Security Police.

By order and in the name of the Governor of Karnataka,

S.Thippeswamy,

PR-988

Under Secretary to Government,
Public Works, Ports and Inland
Water Transport Department(Ports)

REVENUE SECRETARIAT

NOTIFICATION

No. RD 14 LGP 2008, Bangalore, Dated: 28.10.2011

The draft of the following rules further to amend the Karnataka land Revenue Rules, 1966 which the Government of Karnataka Proposes to make in exercise of the powers conferred by sub-section (1) of Section 197 of the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964) is hereby published as required by said section for the information of all persons likely to be affected thereby and notice is hereby given that the said daft will be taken into consideration after expiry of fifteen days from the date of its publication in the Official Gazette.

Any objection or suggestion which may be received by the State Government from any person with respect to the said draft before the expiry of the period specified above, will be considered by the State Government. Objections or suggestions may be addressed to the Principal Secretary to Government, Revenue Department, V floor, II Stage, Multi-storied Building, Dr. B.R. Ambedkar Veedhi, Bangalore-560 001.

DRAFT RULES

1. Title and Commencement.- (1) These rules may be called the Karnataka Land Revenue (Amendment) Rules, 2011.

(2) They shall come into force from the date of their publication in the Official Gazette.

2. Amendment of Rule 119.- In rule 119 of the Karnataka Land Revenue Rules, 1966 in sub rule (2),- for the words, brackets and figures "six months from the date of commencement of the Karnataka Land Revenue (Amendment) Rules, 2004" the words, brackets and figures "one year from the date of commencement of the Karnataka Land Revenue Rules, 2011" shall be substituted.

By order and in the name of the Governor of Karnataka,

B.K. Ramaswamy

PR-990

Under Secretary to Government,
Revenue Department (Land Grants).

FOREST, ECOLOGY & ENVIRONMENT SECRETARIAT

NOTIFICATION

NO. FEE 176 FWL 2011(P-i), Bangalore, Dated: 05th July, 2011

Whereas the Deputy Commissioner, Chikkamagalur district, Chikkamagalur vide his order No. M4 LND CR 282/2008-09 dated:31-01-2011 issued under Section 71 of the Karnataka Land Revenue Act, 1964 has reserved 56.25 acres of Government land in survey No.35,2.32 acres in Survey No.36 and 3.20 acres in Survey No.37 totalling 62.37 acres located in Samse Village of Mudigere Taluk and after complete survey of the said land and after submission of the field inspection report by the revenue officials has now transferred the above said land to the Forest department for the specific purpose of amalgamating into the adjoining Kudremukh National Park in the interest of protection of forest and wildlife and to prevent encroachment of valuable and ecologically sensitive land located within the core area of Kudremukh National Park.

And whereas all rights in respect of the said lands fully vests with the State Government and as per the field inspection reports obtained, the scheduled land has not been sanctioned/occupied/encroached by any individual or organizations and the land has a very high ecological value for the conservation of forest and wildlife present in the area.

Now, therefore, in exercise of powers conferred under sub-section (8) of Section 35 of the wildlife (Protection) Act, 1972 [Central Act 53 of 1972], the Government of Karnataka hereby declares that the area specified in the schedule totalling 62.37 acres, including the path/approach leading to the scheduled land, shall be comprised within the Kudremukh National Park with effect from the date of publication of this notification in the official gazette.

SCHEDULE:

56.25 acres of Government land in Survey No.35, 2.32 acres in Survey No.36 and 3.20 acres in Survey No.37 totalling 62.37 acres on Kudremukh hill peak having the following boundary:-

BOUNDARY DESCRIPTION:

For Survey No 35:- North-Survey No.34, South-Survey No.34, East-Survey No34 and West-Survey No.34

For Survey No 36:- North-Survey No.37 and 34, South-Survey No.34, East-Survey No.34 and West-Survey No.34

For Survey No 37:- North-Survey No.34, South-Survey No.37 and 34, East-Survey No.34 and West-Survey No.34

(As per survey sketch prepared by the Tahasildar, Mudigere Taluk, Chikamagalur District)

By Order and in the Name of the Governor of Karnataka

A.P. RAMAKRISHNA

Under Secretary to Government,

Forest, Ecology & Environment Department .

P.R : 739

ಸಿಬ್ಬಂದಿ ಮತ್ತು ಆಡಳಿತ ಸುಧಾರಣೆ ಸಚಿವಾಲಯ

ಅಧಿಸೂಚನೆ

ಸಂಖ್ಯೆ: ಸಿಆಸುಇ 2 ಇಸಂಗ್ರ 2011, ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 11ನೇ ಜುಲೈ, 2011.

ಕರ್ನಾಟಕ ಸಾರ್ವಜನಿಕ ಸಂಗ್ರಹಣೆಗಳಲ್ಲಿ ಪಾರದರ್ಶಕತೆ ಅಧಿನಿಯಮ, 1999 (2000ದ ಕರ್ನಾಟಕ ಅಧಿನಿಯಮ ಸಂಖ್ಯೆ 29)ರ ಕಲಂ 18–ಎರ ಉಪಕಲಂ (2) ರನ್ವಯ ಪ್ರದತ್ತವಾದ ಅಧಿಕಾರವನ್ನು ಚಲಾಯಿಸಿ, ಪ್ರಾಚ್ಯವಸ್ತು ಮತ್ತು ಸಂಗ್ರಹಾಲಯಗಳ ನಿರ್ದೇಶನಾಲಯ, ಮೈಸೂರು ಇದರ

₹ 1.00 (ಒಂದು) ಲಕ್ಷಕ್ಕೂ ಮೀರಿದ ಎಲ್ಲಾ ಸಂಗ್ರಹಣೆಗಳನ್ನು ಈ ತಕ್ಷಣದಿಂದ ಜಾರಿಗೆ ಬರುವಂತೆ, ವಿದ್ಯುನ್ಮಾನ ಸಂಗ್ರಹಣೆ ವೇದಿಕೆ ಮೂಲಕ (through e-Procurement platform) ಸಂಗ್ರಹಿಸತಕ್ಕದೆಂದು ಕರ್ನಾಟಕ ಸರ್ಕಾರ, ಈ ಮೂಲಕ ಗೊತ್ತುಪಡಿಸುತ್ತದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯಪಾಲರ ಆದೇಶಾನುಸಾರ ಮತ್ತು ಅವರ ಹೆಸರಿನಲ್ಲಿ,

ಪ್ರಶಾಂತ್ ಕುಮಾರ್ ಎಸ್.ಬಿ,

ಪೀಠಾಧಿಕಾರಿ–1,

ಸಿಬ್ಬಂದಿ ಮತ್ತು ಆಡಳಿತ ಸುಧಾರಣೆ ಇಲಾಖೆ(ಇ–ಆಡಳಿತ).

PERSONNEL AND ADMINISTRATIVE REFORMS SECRETARIAT

NOTIFICATION

NO. DPAR 2 EPR 2011, Bangalore, Dated: 11th July, 2011

In exercise of the powers conferred by sub-section (2) of section 18A of the Karnataka Transparency in Public Procurements Act, 1999 (Karnataka Act 29 of 2000), the Government of Karnataka hereby specify that the Directorate of Archaeology and Museums, Mysore, shall procure all its procurements valued at ₹ 1.00 (one) lakhs and above through e-Procurement Platform with immediate effect.

By Order and in the Name of the Governor of Karnataka

PRASHANTKUMAR S.B

Desk Officer-I

Dept. of Personnel & Administrative Reforms (e-Governance).

P.R : 742

ನಗರಾಭಿವೃದ್ಧಿ ಸಚಿವಾಲಯ

ಅಧಿಸೂಚನೆ ಸಂಖ್ಯೆ: ನಅಇ 125 ಎಂಎಲ್ಆರ್ 2008 (A-7), ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 11ನೇ ಜುಲೈ, 2011.

ಕರ್ನಾಟಕ ಪುರಸಭೆ ಕಾಯ್ದೆ 1964 ರ ಪ್ರಕರಣ 11(1) (b) ರಡಿಯಲ್ಲಿ ಪ್ರದತ್ತವಾದ ಅಧಿಕಾರವನ್ನು ಚಲಾಯಿಸಿ ರಾಣಿಬೆನ್ನೂರು ನಗರಸಭೆಗೆ ಸದಸ್ಯರನ್ನು ನಾಮ ನಿರ್ದೇಶನ ಮಾಡಿ ಹೊರಡಿಸಿದ ಅಧಿಸೂಚನೆ ಸಂಖ್ಯೆ: ನಅಇ 125 ಎಂಎಲ್ಆರ್ 2008 (A-7), ದಿನಾಂಕ: 23–12–2008 ನ್ನು ರದ್ದುಪಡಿಸಿ ಈ ಕೆಳಕಂಡವರನ್ನು ತಕ್ಷಣದಿಂದ ಜಾರಿಗೆ ಬರುವಂತೆ ಹಾಗೂ ಮುಂದಿನ ಆದೇಶದವರೆಗೆ ರಾಣೇಬೆನ್ನೂರು ನಗರಸಭೆಗೆ ಸದಸ್ಯರನ್ನಾಗಿ ಸರ್ಕಾರವು ನಾಮ ನಿರ್ದೇಶನ ಮಾಡಿದೆ.

1. ಶ್ರೀ ಉಮೇಶ ವಿನಾಯಕ ಶಾಸ್ತ್ರಿ ವಿಶ್ವರೂಪ, ಕೋಟೆ, ರಾಣೇಬೆನ್ನೂರು
2. ಶ್ರೀ ಕಪತ್ತಪ್ಪ ಬಸಪ್ಪ ಸಾಲಿಮನಿ, ಕುಂಬಾರ ಓಣಿ, ರಾಣೇಬೆನ್ನೂರು
3. ಶ್ರೀ ಹನುಮಂತಪ್ಪ ಮಾರ್ತಾಂಡಪ್ಪ ದೇವರಗುಡ್ಡ, ಕುರುಬಗೇರಿ, ರಾಣೇಬೆನ್ನೂರು
4. ಶ್ರೀ ಸುರೇಶ ಕುರುವತ್ತೆಪ್ಪ ಮಳವಳ್ಳಿ, ಪಂಪಾನಗರ, ರಾಣೇಬೆನ್ನೂರು
5. ಶ್ರೀಮತಿ ಅನ್ನಪೂರ್ಣಮ್ಮ ಶಿದ್ಲಿಂಗಪ್ಪ ತಿಳವಳ್ಳಿ, ದೊಡ್ಡಪೇಟೆ, ರಾಣೇಬೆನ್ನೂರು

ಕರ್ನಾಟಕ ರಾಜ್ಯಪಾಲರ ಆಜ್ಞಾನುಸಾರ ಮತ್ತು ಅವರ ಹೆಸರಿನಲ್ಲಿ,

ಸಿ.ಆರ್. ರವೀಂದ್ರ,

ಸರ್ಕಾರದ ಅಧೀನ ಕಾರ್ಯದರ್ಶಿ, ನಗರಾಭಿವೃದ್ಧಿ ಇಲಾಖೆ.

ಪಿ.ಆರ್. 748

ಮಹಿಳಾ ಮತ್ತು ಮಕ್ಕಳ ಅಭಿವೃದ್ಧಿ ಸಚಿವಾಲಯ

ತಿದ್ದುಪಡಿ ಸಂಖ್ಯೆ: ಮಮಇ 248 ಎಸ್‌ಜೆಡಿ 2010, ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 04ನೇ ಜುಲೈ, 2011.

ಸರ್ಕಾರಿ ಅಧಿಸೂಚನೆ ಸಂಖ್ಯೆ:ಮಮಇ 248 ಎಸ್‌ಜೆಡಿ 2010 ದಿನಾಂಕ:13–04–2011 ರಲ್ಲಿನ 7 ಮತ್ತು 8ನೇ ಸಾಲಿನಲ್ಲಿ ನಮೂದಿಸಿರುವ ***"ಕರ್ನಾಟಕ ನಾಗರಿಕ ಸೇವಾ (ಆರ್.ಪಿ.ಪಿ.ಪಿ) ನಿಯಮಾವಳಿ 1978 ರ ನಿಯಮ 2(1)(3)"*** ಎಂಬುದರ ಬದಲಿಗೆ ***"ಕರ್ನಾಟಕ ನಾಗರಿಕ ಸೇವಾ (ಆರ್.ಪಿ.ಪಿ.ಪಿ) ನಿಯಮಾವಳಿ 1978 ರ ನಿಯಮ 2(3)"*** ಎಂದು ತಿದ್ದಿ ಓದಿಕೊಳ್ಳತಕ್ಕದ್ದು.

ಕರ್ನಾಟಕ ರಾಜ್ಯಪಾಲರ ಆಜ್ಞಾನುಸಾರ ಮತ್ತು ಅವರ ಹೆಸರಿನಲ್ಲಿ

ಬಿ. ಕಮಲಮ್ಮ,

ಸರ್ಕಾರದ ಅಧೀನ ಕಾರ್ಯದರ್ಶಿ,

ಮಹಿಳಾ ಮತ್ತು ಮಕ್ಕಳ ಅಭಿವೃದ್ಧಿ ಇಲಾಖೆ.

ಮಹಿಳಾ ಮತ್ತು ಮಕ್ಕಳ ಅಭಿವೃದ್ಧಿ ಸಚಿವಾಲಯ

ತಿದ್ದುಪಡಿ ಸಂಖ್ಯೆ: ಮಮಇ 476 ಎಸ್‌ಜೆಡಿ 2009, ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 04ನೇ ಜುಲೈ 2011.

ಸರ್ಕಾರಿ ಅಧಿಸೂಚನೆ ಸಂಖ್ಯೆ:ಮಮಇ 476 ಎಸ್‌ಜೆಡಿ 2009 ದಿನಾಂಕ:17–06–2011 ರಲ್ಲಿನ 5 ಮತ್ತು 6ನೇ ಸಾಲಿನಲ್ಲಿ ನಮೂದಿಸಿರುವ ***"ಕರ್ನಾಟಕ ನಾಗರಿಕ ಸೇವಾ (ಆರ್.ಪಿ.ಪಿ.ಪಿ) ನಿಯಮಾವಳಿ 1978 ರ ನಿಯಮ 2(1)(3)"*** ಎಂಬುದರ ಬದಲಿಗೆ ***"ಕರ್ನಾಟಕ ನಾಗರಿಕ ಸೇವಾ (ಆರ್.ಪಿ.ಪಿ.ಪಿ) ನಿಯಮಾವಳಿ 1978 ರ ನಿಯಮ 2(3)"*** ಎಂದು ತಿದ್ದಿ ಓದಿಕೊಳ್ಳತಕ್ಕದ್ದು.

ಕರ್ನಾಟಕ ರಾಜ್ಯಪಾಲರ ಆಜ್ಞಾನುಸಾರ ಮತ್ತು ಅವರ ಹೆಸರಿನಲ್ಲಿ

ಬಿ. ಕಮಲಮ್ಮ,

ಸರ್ಕಾರದ ಅಧೀನ ಕಾರ್ಯದರ್ಶಿ,

ಮಹಿಳಾ ಮತ್ತು ಮಕ್ಕಳ ಅಭಿವೃದ್ಧಿ ಇಲಾಖೆ.

ಮಹಿಳಾ ಮತ್ತು ಮಕ್ಕಳ ಅಭಿವೃದ್ಧಿ ಸಚಿವಾಲಯ

ತಿದ್ದುಪಡಿ ಸಂಖ್ಯೆ: ಮಮಇ 141 ಎಸ್‌ಜೆಡಿ 2009, ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 04ನೇ ಜುಲೈ, 2011.

ಸರ್ಕಾರಿ ಅಧಿಸೂಚನೆ ಸಂಖ್ಯೆ:ಮಮಇ 141 ಎಸ್‌ಜೆಡಿ 2009 ದಿನಾಂಕ:30–06–2011 ರಲ್ಲಿನ 4 ಮತ್ತು 5ನೇ ಸಾಲಿನಲ್ಲಿ ನಮೂದಿಸಿರುವ ***"ಕರ್ನಾಟಕ ನಾಗರಿಕ ಸೇವಾ (ಆರ್.ಪಿ.ಪಿ.ಪಿ) ನಿಯಮಾವಳಿ 1978 ರ ನಿಯಮ 2(1)(3)"*** ಎಂಬುದರ ಬದಲಿಗೆ ***"ಕರ್ನಾಟಕ ನಾಗರಿಕ ಸೇವಾ (ಆರ್.ಪಿ.ಪಿ.ಪಿ) ನಿಯಮಾವಳಿ 1978 ರ ನಿಯಮ 2(3)"*** ಎಂದು ತಿದ್ದಿ ಓದಿಕೊಳ್ಳತಕ್ಕದ್ದು.

ಕರ್ನಾಟಕ ರಾಜ್ಯಪಾಲರ ಆಜ್ಞಾನುಸಾರ ಮತ್ತು ಅವರ ಹೆಸರಿನಲ್ಲಿ

ಬಿ. ಕಮಲಮ್ಮ,

ಸರ್ಕಾರದ ಅಧೀನ ಕಾರ್ಯದರ್ಶಿ,

ಮಹಿಳಾ ಮತ್ತು ಮಕ್ಕಳ ಅಭಿವೃದ್ಧಿ ಇಲಾಖೆ.

ಪಿ.ಆರ್. 751

COMMERCE & INDUSTRIES SECRETARIAT

NOTIFICATION NO. CI 07 JAKAIMA 2011, Bangalore, Dated: 14th July, 2011

In exercise of the powers conferred by Article 8(b) of Memorandum and Articles of Association of Karnataka Handloom Development Corporation Limited, the Government of Karnataka hereby appoint Shri Tushar Girinath, IAS., Commissioner for Public Instructions, Bangalore, as Director in place of Sri K. Shashidar, IAS, on the Board of Karnataka Handloom Development Corporation Limited with immediate effect and until further orders.

By Order and in the Name of the Government of Karnataka

M.S. GANAPATHY

Deputy Secretary to Govt. (C&C&TEXTILES),

Commerce & Industries Department.

P.R : 752

ಸಿಬ್ಬಂದಿ ಮತ್ತು ಆಡಳಿತ ಸುಧಾರಣೆ ಸಚಿವಾಲಯ

ಅಧಿಸೂಚನೆ ಸಂಖ್ಯೆ: ಸಿಆಸುಇ 134 ಶಿಸನೇ 2010(ಭಾಗ–1)ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 08ನೇ ಜುಲೈ, 2011.

ನಿಗಮ ಮತ್ತು ಮಂಡಳಿಗಳ ಈ ಕೆಳಕಂಡ ಅಧ್ಯಕ್ಷರುಗಳಿಗೆ ರಾಜ್ಯ ಸಚಿವರ ದರ್ಜೆಯ ಸ್ಥಾನಮಾನವನ್ನು ಈ ಕೂಡಲೇ ಜಾರಿಗೆ ಬರುವಂತೆ ಹಾಗೂ ಮುಂದಿನ ಆದೇಶದವರೆಗೆ ನೀಡಲಾಗಿದೆ.

1. ಶ್ರೀ ಬಸವನಗೌಡ ಬ್ಯಾಗೆವಾಟ್,
   ಅಧ್ಯಕ್ಷರು, ಕಾಡಾ, ತುಂಗಭದ್ರ ಮುನಿರಾಬಾದ್,
2. ಬಿ.ಪಿ. ಹಳ್ಳೂರ
   ಅಧ್ಯಕ್ಷರು, ಕೃಷ್ಣಾ ಮೇಲ್ದಂಡೆ ಭೀಮರಾಯನಗುಡಿ. (ಕಾಡಾ)
3. ಸೋಮಣ್ಣ ಬೇವಿನ ಮರದ
   ಅಧ್ಯಕ್ಷರು, ಮಲಪ್ರಭ ಘಟಪ್ರಭ ಕಾಡಾ ಬೆಳಗಾಂ.

ಕರ್ನಾಟಕ ರಾಜ್ಯಪಾಲರ ಆದೇಶಾನುಸಾರ ಮತ್ತು ಅವರ ಹೆಸರಿನಲ್ಲಿ,

ಕೆ.ಹೆಚ್. ಚಂದ್ರಯ್ಯ,

ಸರ್ಕಾರದ ಅಧೀನ ಕಾರ್ಯದರ್ಶಿ,

ಸಿಬ್ಬಂದಿ ಮತ್ತು ಆಡಳಿತ ಸುಧಾರಣೆ ಇಲಾಖೆ (ರಾಜ್ಯ ಶಿಷ್ಟಾಚಾರ)

ಪಿ.ಆರ್. 753

URBAN DEVELOPMENT SECRETARIAT

NOTIFICATION No. UDD 130 My Aa Pra 2011, Bangalore, dated : 30th September 2011

Whereas a draft notification to amend the Zonal Regulations of Master Plans of the local planning areas of all corporation cities including Bangalore Development Authority, with regard to high rise building was published vide notification No. UDD 130 My Aa Pra 2011, dated 25-03-2011, inviting objections and suggestions to the said draft amendment from all persons likely to be affected thereby within thirty days from the date of publication,

Whereas, no objections and suggestions to the said draft amendment have been received within the said period.

Now therefore, in exercise of the powers conferred under Section 13-E of Karnataka Town and Country Planning Act 1961, the State Government makes amendments to the Zonal Regulations of Master Plans of the Local Planning Area of all corporation cities including BDA approved by the Government with respect to high-rise building.

Under the regulations for high rise buildings, the following shall be inserted at appropriate place:

Note :

While issuing NOC for high rise hospital buildings, the Fire Force Department shall consider the maximum height up to 45m.

By order and in the name of the Government of Karnataka,

M.M. HIREMATH,

Under Secretary to Government,

Urban Development Department.

PR-958